
City of Hidden Hills

GENERAL PLAN

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**CITY OF HIDDEN HILLS
GENERAL PLAN**

Adopted By

CITY COUNCIL

November 13, 1995
Resolution No. 572

Consultants to the City

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Introduction



INTRODUCTION

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1. Introduction

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- 1.2. Objectives of the Study
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- 1.4. Organization of the Paper

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THE FUTURE

THE FUTURE IS A MISTERY
AND WE MUST LIVE IN THE PRESENT
AND TRY TO MAKE THE BEST OF IT

INTRODUCTION TO THE GENERAL PLAN

The City of Hidden Hills is located in Los Angeles County on the western edge of the San Fernando Valley. The City is bordered by the City of Los Angeles to the north and east, by unincorporated Los Angeles County to the south, and by unincorporated Los Angeles County and Ventura County to the west.

Rolling foothills and small valleys create the 1.6 square mile landscape of the City. Ranch style homes characterize the community, which functions in a regional context where commercial uses and services are provided by adjoining jurisdictions.

ROLE AND PURPOSE OF THE GENERAL PLAN

The City incorporated in 1961. The City of Hidden Hills adopted a General Plan in June, 1973. Several years later, the City adopted a revised General Plan, with a subsequent revision to the Housing Element in 1991.

The Hidden Hills General Plan is, in effect, the constitution of the City and will serve as a blueprint for the long-range physical planning of the City. The Plan contains community goals and policies designed to shape the long-term development of the City, as well as protect its environmental, social, cultural and economic resources.

California Government Code Section 65302 requires that a general plan contain seven elements: 1) Land Use, 2) Housing, 3) Circulation, 4) Open Space, 5) Conservation, 6) Safety, and 7) Noise. The Hidden Hills General Plan Update consists of an integrated and internally consistent set of goals and policies that address a number of different topic areas related to the future development of the community. These topics correspond to the seven mandated General Plan elements - Land Use, Housing, Circulation, Open Space, Conservation, Safety and Noise.

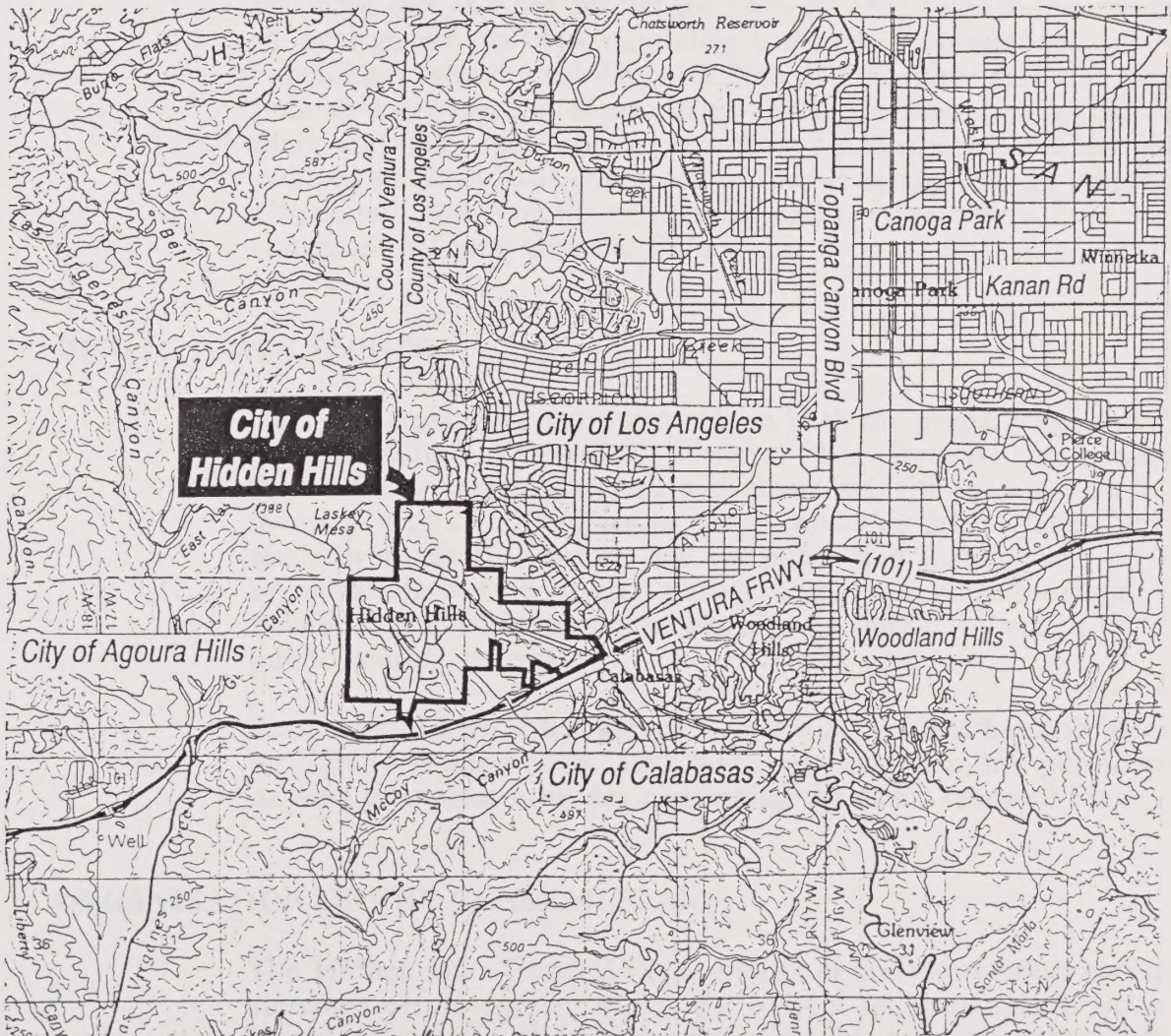
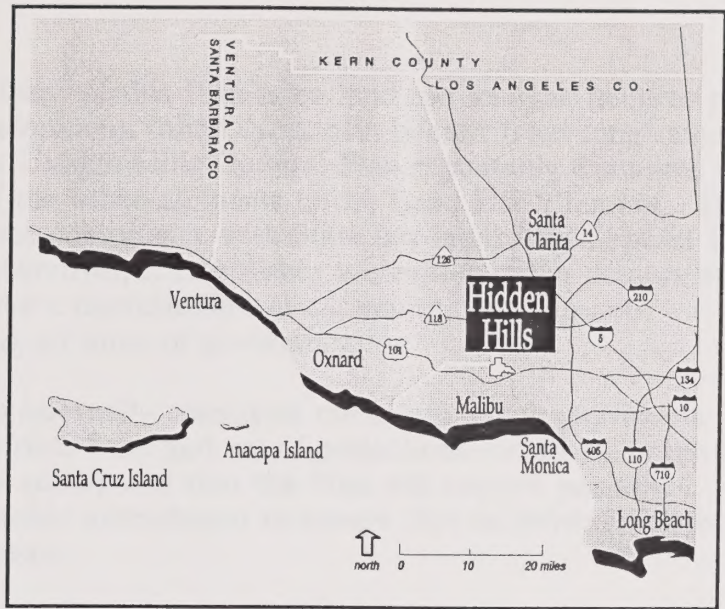
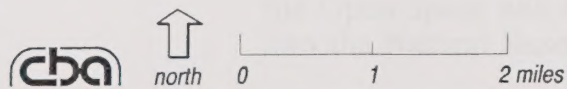


Figure I-1
Regional Location



Although the focus of this Plan is on land use and the need to plan for future development, other issues also benefit from long-range planning. The Hidden Hills General Plan repeatedly examines the relationship of the other elements to the Land Use Element. This structure ensures compliance with State law regarding General Plan consistency. Moreover, it establishes a comprehensive document which can improve coordination of community development activities among all units of government.

This Plan is an internally consistent document which provides a comprehensive data base and set of projections for all of its parts. Therefore, it is anticipated that the Plan will require periodic review and possible amendment to ensure that its information is timely and relevant.

Planning case law has placed the General Plan atop the hierarchy of local government law regulating land use. Consequently, consistency between the General Plan and all other land use plans, policies and programs is necessary. Zoning ordinances, specific plans and individual project plans must be consistent with the goals, policies and standards contained in the General Plan. In addition, all capital improvements and public works projects must be consistent with the General Plan.

PUBLIC PARTICIPATION

The public plays an important role in both the preparation and implementation phases of the General Plan. Because the General Plan reflects community goals and objectives, citizens must be involved with identifying issues and formulating goals. The City made every effort to insure that the public and various civic organizations were consulted during the plan preparation stage. Additional public involvement was also encouraged through the public hearing process.

The General Plan will undergo a review at a public hearing before the City of Hidden Hills City Council. At that time, the public will be able to express attitudes concerning the Draft General Plan.

ORGANIZATION OF THE GENERAL PLAN

The Hidden Hills General Plan consists of an introduction and six elements which together satisfy the content requirements of State Planning Law. To eliminate overlap in subject matter and policy, the Open Space and Conservation elements have been combined into the Natural Resources Element as permitted by state law

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(Government Code Section 65301). The Infrastructure Element fulfills the requirements of a Circulation Element. The General Plan elements and Land Use Policy Map clearly state the community's goals and policies for the long term development of the City.

Each element is comprised of several sections. The first section is an introduction to the purpose of the element, and its relationship to other General Plan elements. The second section provides background information necessary for issues identification and preparation of element policies. The third section presents a summary of element issue areas which will need to be addressed by policy. The fourth and final section contains the goals and policies designed to guide development decisions relative to the element topic. In addition, the Land Use Element contains a section which describes the Land Use Policy Map, and the Infrastructure Element contains a section describing the Circulation Plan.

AMENDMENT OF THE GENERAL PLAN

State law recognizes the dynamic nature of the General Plan and provides for periodic review of the document to insure that it is consistent with the conditions, values, expectations, and needs of the community:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."

State law (Government Code Section 65588) requires a Housing Element update to be conducted every five years and revisions to be made as necessary to reflect "new conditions, local attitudes, and political realities." The format of the Hidden Hills General Plan is designed to facilitate the updating and amending of the General Plan by the City.

GENERAL PLAN OBJECTIVES

The overall objectives of the City of Hidden Hills General Plan are as follows:

1. To preserve and maintain the outdoor-oriented, open space, rural atmosphere of the community.

2. To provide a guide for construction and development in the City in accordance with the acreage and general building requirements as contained in the City municipal code.
3. To protect the City's residents from excessive noise, objectionable waste on either private or community property, and in general, from any physical condition that may encroach on any resident's enjoyment of private property and communal areas by maintaining the general ordinances of the City that pertain to these matters.
4. To monitor the traffic circulation within the City and safely accommodate vehicular movement in the future.
5. To monitor and interact with, when necessary, other jurisdictions surrounding the City, when actions of those jurisdictions will have a direct or indirect effect on the life-style and general enjoyment of the community by its residents.

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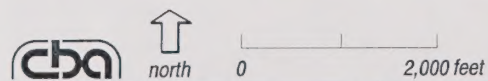
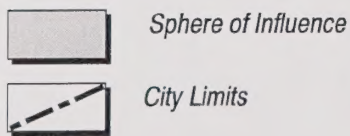
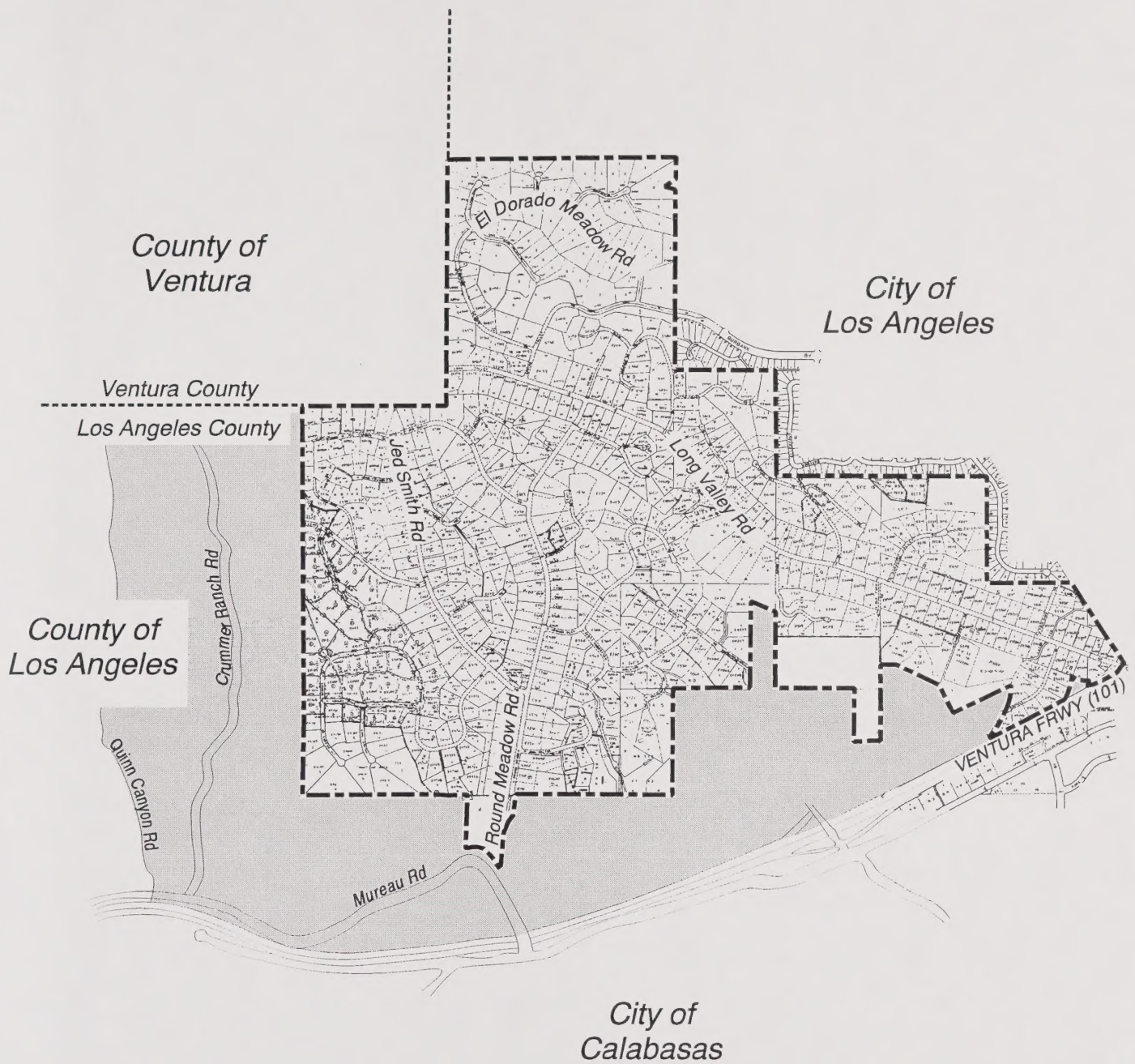


Figure 2
Sphere of Influence Map

County of
Ventura

County of
Los Angeles

City of
Ventura

Sanitation

10-000



Figure 2
System of Interest Map

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Land Use Element

City of Hidden Hills
GENERAL PLAN



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LAND USE ELEMENT

INTRODUCTION

The City of Hidden Hills is primarily a residential equestrian community. Future residential development will continue to adhere to the principles of the community. The City regulates commercial uses so that they will not detract from its residential nature. Public lands within the City support community services, recreational opportunities, educational facilities, and utilities.

This Land Use Element describes official City policy for the location of land uses and their orderly growth and development. It serves as a guide for public officials and citizens to determine the best uses of lands within the City. To the private citizen, the Land Use Element will set forth the type of neighborhood he or she can expect to live in, the location and type of public facilities available, and the time and distance required for travel to necessary activities. Public officials will use the Land Use Element as a guide for placement of public facilities and services, and for directing new development. The Element also serves as a basis for definition of short-range and long-range capital improvement programs.

Purpose of the Element

The intent of the Land Use Element is to describe present and projected land use activity within Hidden Hills. The Element also addresses crucial issues concerning the relationship between land uses and environmental quality, potential hazards, and social and economic objectives.

In accordance with the State of California General Plan Guidelines, the Land Use Element serves the following purposes:

- Identifies land use issues;
- Provides a statement of land use policies and proposals, distinguishing, when appropriate, between short, middle and long-term periods of fulfillment;
- Describes land use density and land use intensities provided for under the Plan, including the relationships

of such uses to social, environmental and economic goals and objectives;

- Provides for standards and criteria for physical development within each use area with consideration for land capacity; and
- Describes and depicts land use patterns provided for under the Plan.

Relationship to Other Elements

A major goal in this General Plan Update is to achieve internal consistency throughout the various General Plan elements. Since the Land Use Element regulates how land is utilized, it integrates and synthesizes most of the issues and policies contained in the other Plan elements.

Specifically, the Land Use Element relates to the Housing Element by defining the extent and density of future residential development in the City. The Land Use Element also is coordinated with the Natural Resource Element in that open space resources are designated on the Land Use Policy Map, and environmental factors are considered in the location of land use types. The Land Use Element also relates to the Safety and Noise Elements by integrating their broad land use recommendations into detailed policies which apply to specific geographic locations. Finally, the Infrastructure and Land Use Elements are interrelated in that specific land use decisions depend upon traffic routes and circulation patterns.

Relationship to Hidden Hills Municipal Code

The General Plan Land Use designations correspond directly to the City of Hidden Hills zoning specifications, as found in the Land Use and Development Regulations of the Hidden Hills Municipal Code.

PLANNING AREAS

City Boundaries

Before the City incorporated in 1961, the Hidden Hills Community Association was established to maintain private roads and horse trails and to ensure that the rural character of the area remained. When the City incorporated in 1961, the boundaries were almost identical to the area maintained by the Community Association.

Today, the City Boundary is that area over which the City has direct land use planning and zoning control.

Sphere of Influence

The Sphere of Influence (SOI) is adjacent unincorporated properties over which the city has particular interest. The Los Angeles County Local Agency Formation Commission (LAFCO) established the Sphere of Influence for the City of Hidden Hills. While the City makes recommendations to the County on land use policy of the SOI, the County has final jurisdiction. The Sphere of Influence, exhibited in Figure 2, extends south of the City to the Ventura Freeway and west of the City to Quinn Canyon Road.

The City of Calabasas is annexing unincorporated land adjacent to the western and southern borders of Hidden Hills. Part of the gated community of Mountain View Estates is in the Hidden Hills SOI. The Mountain View Estates Homeowners Association owns Crummer Canyon, the open space area to the west of the City,

Other areas within the City's SOI which Calabasas is considering annexing include Craftsman's Corner/Center, Hideaway Farms, Hidden Hills West, the Mureau house and driving range, and the remainder of the property along Mureau Road. The Craftsman's Corner Land Use Study, prepared for the City of Calabasas in 1993, contains an extensive analysis of the environmental concerns associated with the possible annexation of the area.

Area of Interest

The Area of Interest is an informal designation for the properties or facilities of particular concern for the City of Hidden Hills. The Area of Interest may include the Ventura Freeway south of the City or other properties whose development could affect the City in the future.

EXISTING LAND USE

The City of Hidden Hills is primarily an equestrian residential community, of mostly one-acre lots. California ranch style homes with three-rail fences and an abundance of equestrian facilities create the City's unique atmosphere.

Lot sizes range from a minimum of one acre to several acres in size. Many lots contain a buildable ridge and steep arroyos.

One of Hidden Hills' unique features is the set of Covenants, Conditions and Restrictions which have assured the maintenance and uniformity of properties throughout the years. Generally, buildings are limited to 24 feet in height with three-rail fences surrounding the properties. Residences are strongly encouraged to be of a ranch style. All properties provide easements which are primarily utilized for equestrian trails. The CC&Rs are enforced through the Hidden Hills Community Association. Through the association, fees are levied which are used for maintenance of the roads, gates, trails, and recreational facilities.

Figure LU-1 illustrates existing land use.

LAND USE CLASSIFICATIONS

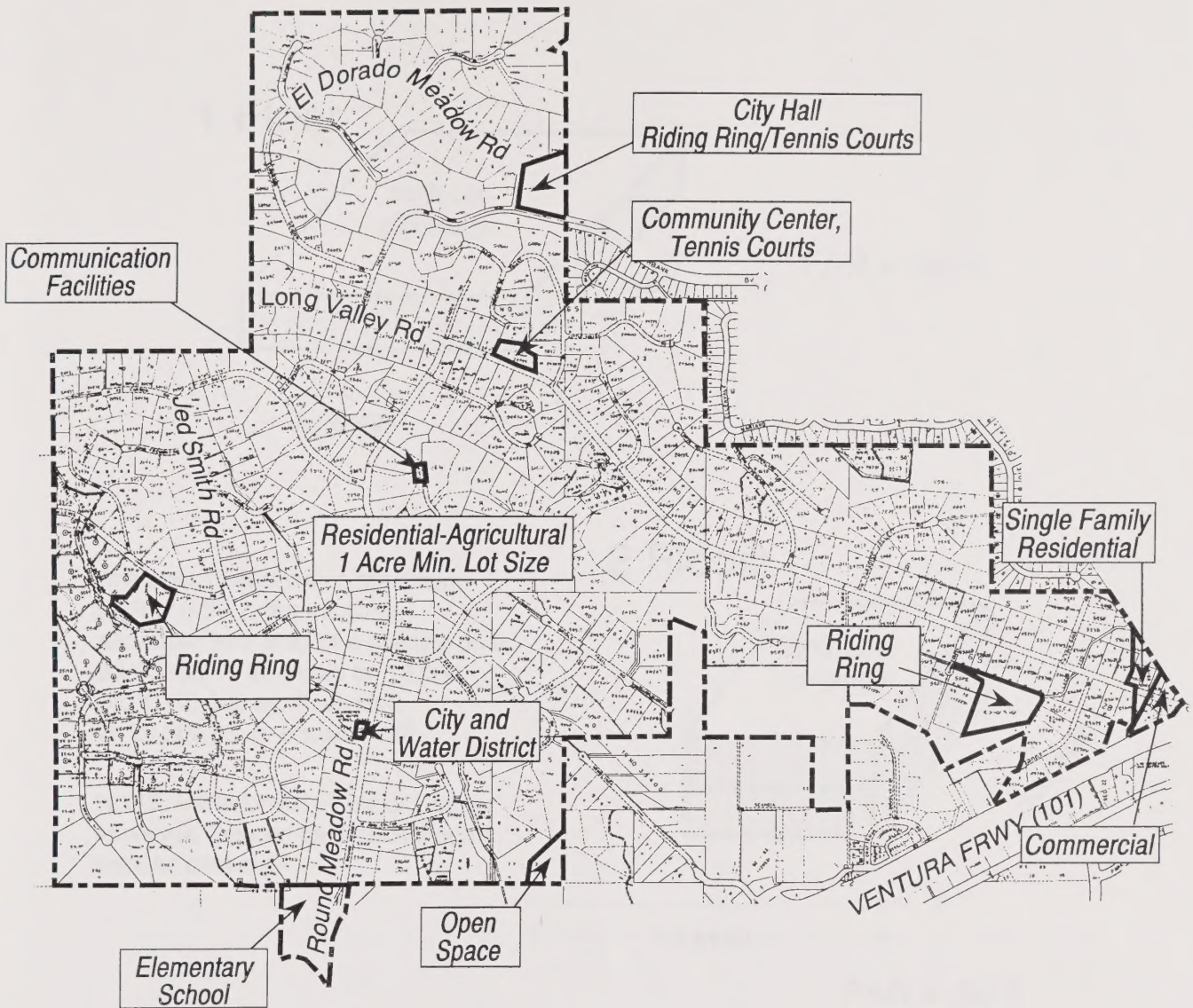
The General Plan defines the planned use of all land within the City's jurisdiction. The following section delineates the classifications of each land use in the City.

Land Use Intensity/Density

The Element uses certain terminology to describe land use designations. Land Use designations in this Element are described in terms of intensity and density. The term "density" refers to residential uses and to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/ac). For example, 50 dwelling units occupying 25 acres of land is 2 du/ac. In Hidden Hills, maximum residential density is 1 du/ac.

The term "intensity" applies to non-residential uses and refers to the extent of development on a parcel of land or on a lot. Intensity includes the total building square footage, the building height, the floor area ratio, and/or the percentage of lot coverage. Often, intensity describes non-residential development levels, but in a broader sense, intensity expresses overall levels of both residential and non-residential development types. This Element uses floor area ratio and building square footage as measures of commercial development intensity.

Floor Area Ratio, FAR, represents the ratio of the total gross floor area of all buildings on a lot to the land area of that lot. To determine FAR, divide gross floor area of all buildings on a lot by the area of the lot. For example, Figure LU-2 illustrates that a 10,000 square foot building on a 20,000 square foot lot yields an FAR of 0.5:1. The FAR controls the intensity of use on a lot. A 0.5:1 FAR can yield a building of one story in height which covers



City Limits



north

0

1,600 feet

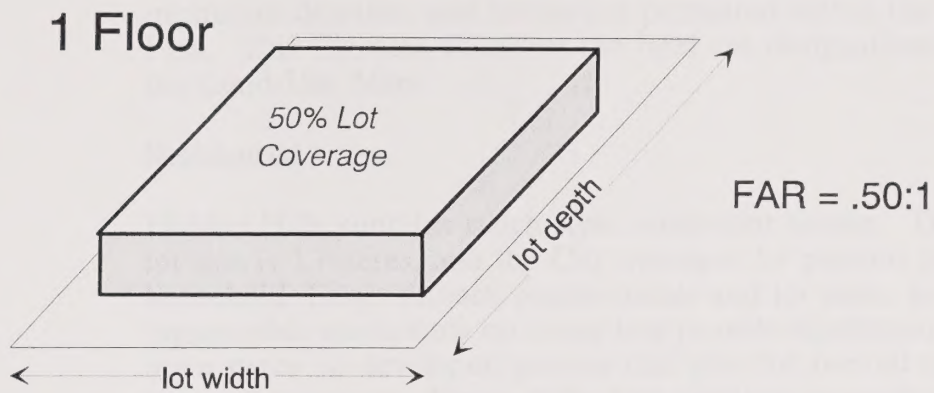
Figure LU-1
Existing Land Use



Figure 1-1
Existing Land Use

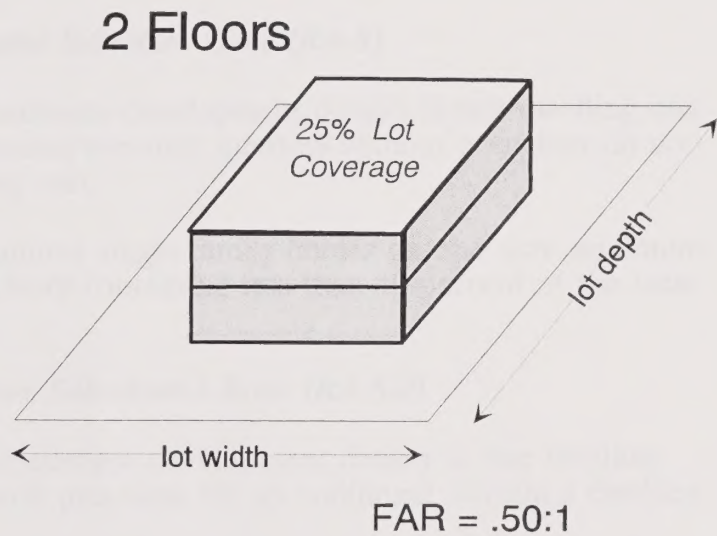


Figure 1-1
Existing Land Use



In a zone district with a maximum FAR of 0.50:1, the maximum allowable floor area of a building on a 20,000 sq. ft. lot would be 10,000 sq. ft. (10,000 sq. ft. divided by 20,000 sq. ft. equals 0.50).

NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.



Floor Area Ratio (FAR) = $\frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$

Figure LU-2
Floor Area Ratio

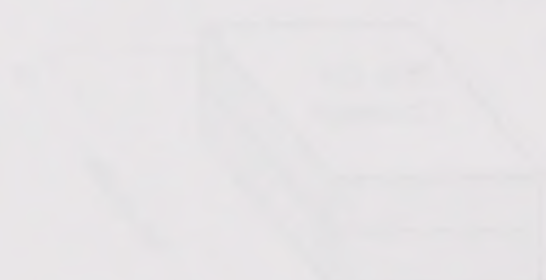
Figure 1

100 - 100



100 - 100

Figure 2



100 - 100

The figure shows a rectangular box with dimensions 100 by 100 by 100. The top face is labeled '100' and the front face is labeled '100'. The box is shown at an angle, with dashed lines indicating hidden edges. The box is oriented such that the top face is parallel to the horizontal plane and the front face is parallel to the vertical plane. The box is shown in a perspective view, with the top face appearing as a parallelogram and the front face as a rectangle. The box is shown in a perspective view, with the top face appearing as a parallelogram and the front face as a rectangle. The box is shown in a perspective view, with the top face appearing as a parallelogram and the front face as a rectangle.

100 - 100	100 - 100
100 - 100	100 - 100

one-half of the lot area, or a taller building which covers less of the lot, providing for more open space around the building. State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. This Element describes the land use designations shown on the Land Use Map.

Residential

Hidden Hills contains ranch style residential homes. The average lot size is 1.7 acres, and the City averages 3.4 persons per household. Large setback requirements and lot sizes, as well as topographic constraints on many lots provide significant amounts of open space on developed parcels that give the overall community a sense of openness. Many of the lots are large enough to support horses, and many have stables as accessory structures. The City's municipal code provides for the following three residential districts.

Residential Agricultural Suburban Zone (RA-S)

The RA-S Zone maximum development density is one dwelling unit per acre. Guest houses/servants' quarters without a kitchen do not constitute a dwelling unit.

The RA-S Zone requires single-family homes on one acre minimum lots, with a second story containing less than 40 percent of the total living area.

Residential Agriculture Suburban-2 Zone (RA-S-2)

The RA-S-2 Zone maximum development density is one dwelling unit per one acre with provision for an additional detached dwelling unit.

The RA-S-2 Zone allows the same as the RA-S Zone with additional accessory uses and with additional building height allowances depending on building size.

Residential Zone (R-1)

The R-1 Zone maximum development density is approximately one dwelling unit per one-half acre.

The Residential Zone (R-1) allows single-family homes on a minimum lot size of 20,000 square feet.

Community Use Zone (CU)

The maximum FAR for any commercial structure is 1:1. No commercial structure shall exceed a height of 35 feet.

A number of sites totalling slightly over 22 acres are designated for this category. These areas are fully developed and no future development is anticipated. See Figure LU-2 for an illustration of the maximum potential building on any given CU designated site, not allowing for hillside or other zoning restrictions..

This designation is for public facilities owned and/or leased by the City of Hidden Hills or other public service providers. The Community Use Zone includes the City Administration Building and adjacent recreation facilities, the Community Association and adjacent recreation facilities, the Round Meadow School site, riding rings, communication facilities.

Many of the community uses are recreational. Apart from the community pool, riding rings, and tennis courts, there is an extensive network of trails, which are controlled and maintained by the Community Association. The trails are laced throughout the City affording hikers and equestrians alike varied opportunities within the community's boundaries.

Restricted Commercial Use Zone (CR)

The maximum FAR for any commercial structure is 1:1. No commercial structure shall exceed a height of 35 feet.

Only one 2.66 acre area is designated CR. This area is at the eastern border of the City and is divided by Long Valley Road. No additional development is currently proposed for this area, however there is a building potential for a total of up to 50,000 square feet of building area, not considering zoning restrictions other than setback requirements.

The Hidden Hills Municipal Code details permitted uses in the Restricted Commercial Zone. Permitted uses include non-medical and non-dental professional, executive, administrative, and sales offices; retail and service stores and businesses, and other accessory buildings and nonconforming structures.

Conditional uses permitted in the CR Zone, with the issuance of a Conditional Use Permit include retail food service businesses such as restaurants, ice cream parlors, and sandwich shops.

All new buildings must have an equestrian rural style and are subject to plan review and findings contained in the municipal code as well as the standards of the Community Association.

Vacant Lands

Currently, there are approximately 100 acres of vacant land within the City of Hidden Hills. While the parcels are vacant, most are designated for residential development. Surrounding Jim Bridger and Ashley Ridge Roads in the southwestern portion of the City, and surrounding El Dorado Meadow and Annie Oakley Roads in the northernmost section of the City, approximately 30 parcels are vacant and designated for residential use. In addition, Tentative Tract 51056 accessed by Lasher Road and Bridle Trail Road in the southern area of the City consists of 43.7 acres. It is designated for a net increase of 18 single family homes on one acre parcels.

OVERVIEW OF LAND USE PLAN

The Hidden Hills Land Use Policy Map is presented in Figure LU-3. The Map provides a graphic representation of the General Plan's development policies and indicates land uses as they are designated and for which policies and standards have been formulated. The major goal of Hidden Hills' General Plan Update is to maintain and foster the community's rural and residential environment while ensuring that new development is in conformance with established community standards.

The land use classifications designated by the General Plan provide for the development of the community's vacant properties in a manner that is consistent with established and approved development patterns. The land use classifications established by this General Plan Update reflect a system that is different but generally consistent with the previous land use classifications. The dominance of a low-density single family land use pattern clearly continues to be the policy of the City of Hidden Hills. Table LU-1 presents the list of updated General Plan land use categories and an acreage distribution. The following discussion elaborates on the location and intent of the General Plan land uses.

Residential Land Uses

The Plan continues the City's three existing single-family residential land use categories: RA-S, RA-S-2, and R-1. Through these three classifications, the City will be able to ensure that the remaining undeveloped properties throughout Hidden Hills will be developed at densities that are compatible with existing residential development.

Community Uses

The majority of recreational open space and public facilities within the community are maintained by the Hidden Hills Community Association. Development on any City-owned property within a Community Use Zone must be used for public purposes, contingent upon a public hearing. Planning Agency review and approval is required. Property owned by other public agencies may be used for public purpose upon the granting of a Conditional Use Permit by the Planning Agency.

The first of these is the fact that the earth is not a perfect sphere, but is flattened at the poles. This is due to the fact that the earth is rotating, and the centrifugal force tends to pull the material at the equator outwards, while the material at the poles is pulled inwards. The second of these is the fact that the earth is not a uniform sphere, but is composed of different layers of material. The third of these is the fact that the earth is not a perfect sphere, but is flattened at the poles.

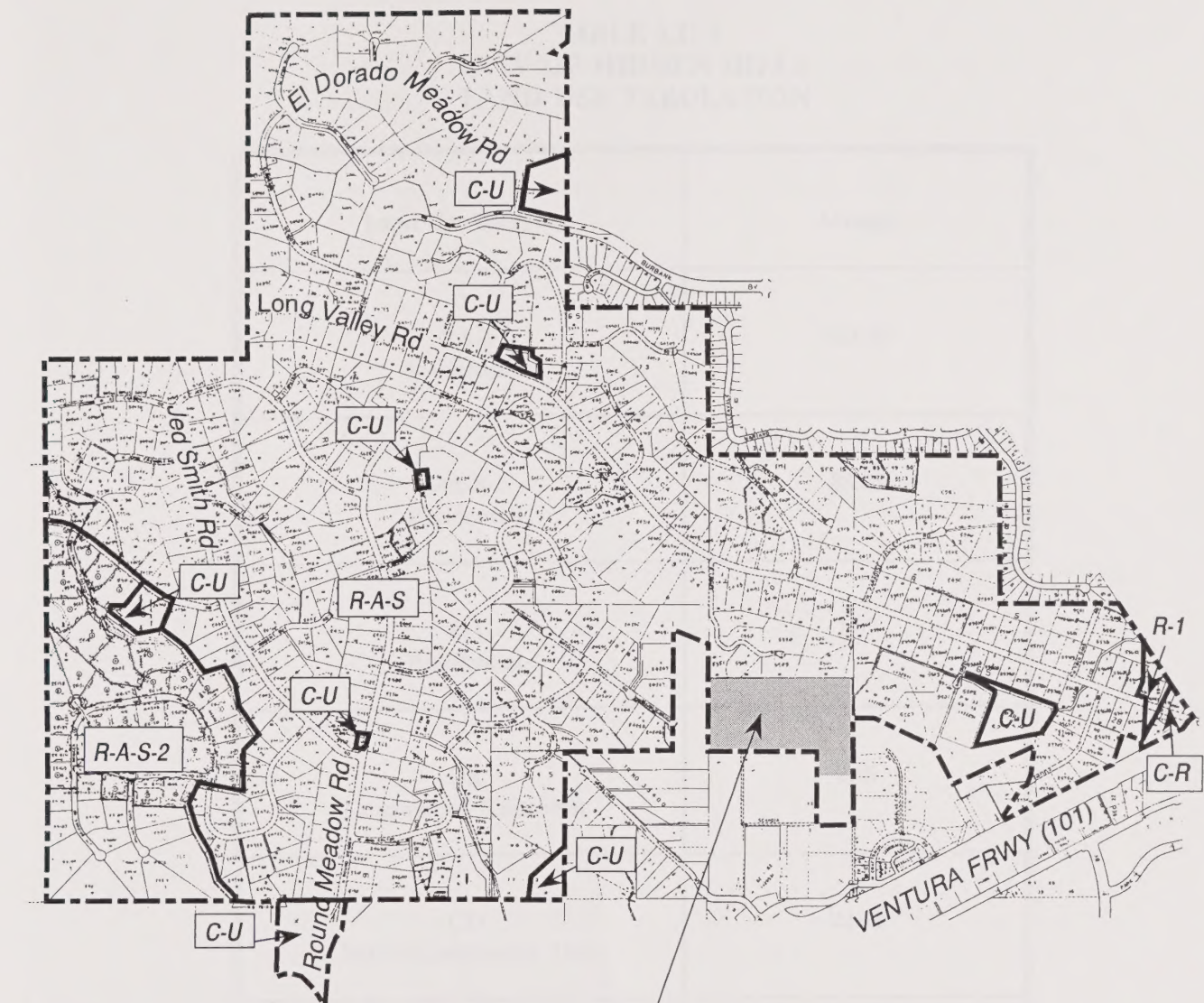
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THE EARTH'S SHAPE

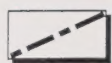
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THE EARTH'S COMPOSITION

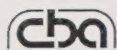
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General Plan Land Use	Zoning	
RA-2	R-A-S-2	Residential-Agricultural, Suburban (1 acre minimum lot size)
RA-1	R-A-S	Residential-Agricultural, Suburban (1 acre minimum lot size)
R-SF	R-1	Single-Family Residential (20,000 sq. ft. minimum lot size)
C	C-R	Commercial Restricted
Public	C-U	Public/Community Use



City Limits



north

0

1,600 feet



1. The map shows the location of the state capital, Atlanta, and the location of the state's largest city, Savannah.

City	Population	Area (sq. mi.)
Atlanta	460,000	240
Savannah	140,000	100
Augusta	110,000	80
Macon	90,000	70
Waynesboro	80,000	60
Waynesboro	80,000	60

2. The map shows the location of the state capital, Atlanta, and the location of the state's largest city, Savannah.

3. The map shows the location of the state capital, Atlanta, and the location of the state's largest city, Savannah.

**TABLE LU-1
CITY OF HIDDEN HILLS
LAND USE TABULATION**

Land Use Category	Acreage
RA-S Residential	821.46
RA-S-2 Residential	88.45
R-1 Residential	1.97
CR Commercial Restricted	2.66
CU Public/Community Use	22.32
Total*	940.00

* Includes 3.20 acres not designated

Source: City of Hidden Hills

TABLE 1
 THE NUMBER OF
 SPECIES OF PLANTS

Number of species	Number of species
1-10	10-20
11-20	21-30
21-30	31-40
31-40	41-50
41-50	51-60
51-60	61-70
61-70	71-80
71-80	81-90

Number of species of plants
 in each size class

Commercial Uses

The City wishes to maintain its rural equestrian character by continuing restrictive policies regarding commercial uses. Only a very small percentage of the City's total land area is designated for commercial use, with only limited retail and service commercial activities permitted by right and food service uses subject to conditional use permit review. To ensure high-quality commercial development, the City will require all projects to undergo site plan review and will enforce landscaping, architecture, and sign standards contained in the Municipal Code.

Implications of Land Use Policy

The Land Use Element provides for the continued residential emphasis of the Hidden Hills community. The General Plan ensures that this growth will take place in a way that promotes compatibility with adjacent properties, preserves the existing rural residential character, and is environmentally sensitive. The amount of additional growth that can be accommodated under this General Plan is presented as Table LU-2. As this table illustrates, the Plan only provides for the expansion of residential uses.

Flood Prone Areas

State General Plan law mandates that the Land Use Element identify flood-prone areas. According to the Federal Emergency Management District (FEMA) Flood Insurance Rate Maps, the City of Hidden Hills is located in Area C and has no 100-year or 500-year flood zone. There is no year round stream or pond within the City. Minimal surface water accumulation occurs only during and after periods of intense rain fall.

Build Out

There are an estimated 1875 persons living in Hidden Hills.¹ Over the City's 1.6 square miles, the population density is 1442 persons per square mile. Based on the 1990 Census average of 3.4 persons per household in Hidden Hills, an additional 167 persons could reside in the City under General Plan buildout, increasing the City population to 2042. This would result in an ultimate population density of 1570 persons per square mile.

¹ 1990 US Census counted 1729 people living in the City. With an estimated 43 new occupied units, at a rate of 3.4 persons per household, the estimated population is 1875.

**TABLE LU-2
CITY OF HIDDEN HILLS
ESTIMATED GENERAL PLAN BUILDOUT
NET INCREASE IN DEVELOPMENT**

General Plan Area	Dwelling Units	Population
RA-S-2	15	51
RA-S	34	115
R-1	0	0
Totals	49	167
Note: The Final Environmental Impact Report for Tentative Tract 51056 indicated that 76 units could be developed City-wide in the future in addition to the 18 additional units resulting from the proposed project. The capacity remains for 49 additional units to be developed.		

Sources: Cotton/Beland/Associates, 1994.

GOALS AND POLICIES

The City of Hidden Hills set the following goals and policies for land use:

GOAL 1: Preserve the rural-equestrian character of the community.

Policy 1.1: Generally, all developments have conformed to the established policies of one acre minimum building and 1.7 acre average developed lot size with no more than 25% lot coverage.

GOAL 2: Protect areas of potential slope instability from future residential developments.

Policy 2.1: Require a "slope stability assessment" to be conducted prior to taking action on future single family residential subdivisions which are located in areas of potential slope instability.

TABLE 1
LIST OF THEORETICAL
CONCEPTS AND THEIR
DEFINITIONS

Concept	Definition	Source
Self-efficacy	Belief in one's ability to succeed in a particular situation	Bandura (1982)
Outcome expectancy	Belief that a particular behavior will lead to a specific outcome	Bandura (1982)
Self-regulation	Process of monitoring and controlling one's behavior	Bandura (1982)
Goal setting	Establishing a specific, measurable, and achievable goal	Locke and Latham (1990)
Feedback	Information about the results of one's behavior	Bandura (1982)

Source: Adapted from Bandura (1982).

2. THEORETICAL FRAMEWORK

The theoretical framework of this study is based on the Social Cognitive Theory (SCT) of Bandura (1982).

SCT posits that human behavior is determined by the interaction of personal, environmental, and behavioral factors.

Bandura (1982) identified three main components of SCT: self-efficacy, outcome expectancy, and self-regulation. Self-efficacy refers to the belief in one's ability to succeed in a particular situation. Outcome expectancy refers to the belief that a particular behavior will lead to a specific outcome. Self-regulation refers to the process of monitoring and controlling one's behavior.

Bandura (1982) also identified two main sources of self-efficacy: personal and vicarious. Personal self-efficacy is derived from one's own experiences and abilities. Vicarious self-efficacy is derived from observing others perform a task successfully.

Bandura (1982) also identified two main sources of outcome expectancy: direct and vicarious. Direct outcome expectancy is derived from one's own experiences and outcomes. Vicarious outcome expectancy is derived from observing others perform a task and the outcomes they experience.

GOAL 3: Protect future residential areas from flood hazards.

Policy 3.1: Require a "flood assessment" to be conducted prior to taking action on residential subdivisions.

GOAL 4: Prevent the spread of wildfires to residential structures.

Policy 4.1: In fire hazard areas, maintain a cleared firebreak around and adjacent to all residential structures.

GOAL 5: To protect the natural ridgeline and hillside areas and to minimize flooding potential, it is the goal to require that lot size be governed by the natural slopes.

Policy 5.1: Require minimum land disturbance, and to require larger lot sizes when necessary to accomplish the goal.

GOAL 6: To protect residential properties adjacent to the Commercial Zone.

Policy 6.1: Require development standards in the Municipal Code that are sensitive to the needs of the adjacent residential zone.

GOAL 7: Recommend use of the areas inside the City's Sphere of Influence which will preserve the current City environment.

Policy 7.1: Continue discussion with City of Calabasas concerning its annexations of land south and west of the City.

1. The first part of the report is the introduction.

2. The second part of the report is the literature review.

3. The third part of the report is the methodology.

4. The fourth part of the report is the results.

5. The fifth part of the report is the discussion.

6. The sixth part of the report is the conclusion.

7. The seventh part of the report is the references.

8. The eighth part of the report is the appendix.

9. The ninth part of the report is the glossary.

10. The tenth part of the report is the index.

Infrastructure Element

City of Hidden Hills
GENERAL PLAN



INFRASTRUCTURE ELEMENT

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Overview of Circulation Plan	IN-6
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Mathematics - Grade 5

Unit 1: Fractions

1.1	Understanding Fractions
1.2	Adding and Subtracting Fractions
1.3	Multiplying Fractions
1.4	Dividing Fractions
1.5	Converting Fractions to Decimals
1.6	Converting Decimals to Fractions
1.7	Ordering Fractions
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1.9	Word Problems involving Fractions
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LIST OF CONTENTS

Page	Topic
1	1. The first part of the book is devoted to a general survey of the history of the subject.

LIST OF CONTENTS

Page	Topic
1	1. The first part of the book is devoted to a general survey of the history of the subject.
2	2. The second part of the book is devoted to a detailed study of the various aspects of the subject.
3	3. The third part of the book is devoted to a critical examination of the various theories and hypotheses.

INFRASTRUCTURE ELEMENT

INTRODUCTION

The Infrastructure Element addresses the City's transportation system, water system, and energy system. The infrastructure is the means by which people and commodities move within and through the City. It is a network of routes which serve the circulation needs of the area. The goal of this element is to develop a plan for an overall infrastructure network that will meet current and future transportation needs of all those who live in or travel through the City of Hidden Hills.

Purpose of the Element

The Infrastructure Element is designed to:

- Identify and analyze infrastructure needs and issues;
- Present a planned circulation system to satisfy travel demand based upon projected land use;
- Establish standards and criteria for the location, design, operation and levels of service of various circulation facilities; and
- Set forth goals and policies to ensure the circulation, water, and energy needs of the community are adequately met.

Relationship to Other Elements

The Infrastructure Element is related to several other elements of the General Plan and perhaps most closely related to the Land Use Element. Circulation facilities are designed around the Land Use Plan's pattern of land use. The type and design of the infrastructure system are determined by the type and density of surrounding land uses as well as inter-city access patterns and loads.

The Infrastructure Element is also related to the Noise, Natural Resources, and Safety Elements. As described in the Noise Element, the circulation system is one of the major components of urban noise. The circulation network has a direct impact on natural resources, particularly air quality. Factors of safety and seismic safety affect the location and design of infrastructure, and dictate the need for evacuation and emergency routes.

EXISTING CIRCULATION SYSTEM

Local Street System

The City of Hidden Hills street system consists of mostly private roadways. Within the residential zones, most streets are privately owned by the Community Association.

The streets serve a mixture of vehicles, bicycles, horses and pedestrians. The following section identifies the traffic and design characteristics of the City's major collector streets:

Long Valley Road

Long Valley Road serves as a collector street for access to residential areas within the City. The road traverses the City in a general northwest-southeast direction. The collector provides access to the Ventura Freeway (US 101) as it ties into Valley Circle Boulevard at the freeway interchange. In addition, Long Valley Road intersects Round Meadow Road. The two lane roadway is 26 feet wide, including three foot wide concrete swales. Long Valley Road has no controls except stop signs.

Round Meadow Road

Round Meadow Road serves as a collector street and accesses Mureau Road outside the City. The road is aligned in a general north-south direction and intersects Long Valley Road.

Spring Valley Road

Spring Valley Road collects traffic from residential areas and from Long Valley Road and functions as access to Valley Circle Boulevard via Burbank Boulevard outside the City.

Trip Generation

Using trip generation rates published by the Institute of Transportation Engineers, it is possible to determine the expected average number of daily trips the estimated 552 occupied housing units in the City will generate and to determine the trip generation impacts at buildout.¹ Applying trip generation rates for estate residential land use to the number of housing units in the City of Hidden Hills generates the average daily trips (ADT) and the average number of trips during peak hours.

¹The 1990 Census counts 527 housing units in the City with 509 units occupied. Since the Census count, an estimated 45 units have been completed, bringing the total number of housing units to 572. Using the 1990 vacancy rate of 3.4%, there are an estimated 552 occupied units.

THE LANCET

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Table IN-1 shows the generation rates, and Table IN-2 depicts the number of trips expected to occur in the City.

**TABLE IN-1
TRIP GENERATION RATES**

LAND USE	DESCRIPTOR	DAILY	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
Estate Residential	Dwelling Units	12.45	0.25	0.72	0.86	0.46

Source: "Trip Generation," 5th Edition; Institute of Transportation Engineers (ITE); 1991.

**TABLE IN-2
CITY OF HIDDEN HILLS
EXISTING AND PROJECTED AVERAGE DAILY TRIPS (ADT)**

NUMBER OF UNITS		DAILY	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
Occupied Housing Units	552	6872	138	397	475	254
Unoccupied Housing Units	20	249	5	14	17	9
Additional Units at Buildout	49	610	12	35	42	23
TOTAL	621	7731	155	446	534	286

Source: 1990 US Census, Cotton/Beland/Associates, 1994.

As Table IN-2 shows, occupied housing units average 6872 daily trips in the City, with 397 vehicles leaving their homes in the morning peak hours and 475 returning to their homes in the afternoon peak hours. At General Plan buildout, residents will make an average total of 7731 trips per day, a 12.5 percent change.

Collector streets, such as Long Valley Road, Round Meadow Road, and Spring Valley Road generally have a daily capacity of up to 10,000 trips. These collector roads actually operate similar to local or residential roads in most cities. The 1993 Final Environmental Impact Report (EIR) for Tentative Tract 51056 reported the volume on Long Valley Road at 2,800 trips per day. The EIR projected the additional trips generated at buildout to be 3,955 daily trips. This volume is far below the 10,000 daily trip capacity of a collector road.

Circulation System

Street System

The City's street system plan is presented on Figure IN-1.

Public Transit

Direct transit service is not provided for the City of Hidden Hills since all of its roadways are private. Transit service is provided along the perimeter of the City by RTD lines 245 and 161 and Commuter Express 423.

Equestrian Trail System

The community of Hidden Hills maintains over 35 miles of equestrian trails. All homes have a ten foot wide minimum perimeter access easement which connects to the community trail system. The Community Association makes an effort to ensure that each homesite has at least one bridle trail along a property line. Figure NR-1 in the Natural Resources Element illustrates the Equestrian Trails. The Community Association Trails Committee meets the third Wednesday of each month to discuss issues and plans relating to the trail system.

Pedestrian Walkways and Bicycle Paths

Consistent with the City's rural setting, the City does not provide sidewalks or bicycle paths along the existing collector roads. All bicycles and pedestrians use the streets. Enforcement of the adequate street width and of the 30 mile per hour speed limit insures safe passage of bicycles and pedestrians.

The first thing I noticed when I stepped out of the plane was the humidity. It was a warm blanket, wrapping around me, reminding me of the summer I spent in the South. The air was thick, and the sun was shining brightly, creating a golden glow over the landscape. I took a deep breath, feeling the heat on my skin, and knew this was my chance to start a new chapter in my life.

As I walked through the airport, I saw people from all over the world. There were families, couples, and solo travelers, all with their own stories. I felt a sense of connection, knowing that everyone here was on a journey. I looked up at the sky, where the plane had just come from, and thought about the adventures that lay ahead. The excitement was palpable, and I felt a surge of energy. This was it, the moment I had been waiting for. I was finally here, in a new place, ready to embrace everything that life had to offer.

It was a beautiful day, and I felt like I was at the beginning of a great adventure.

I was so happy to be here, and I knew this was my chance to shine.

The city was beautiful, and I felt like I was in a new world.

I was so lucky to be here, and I knew this was my chance to shine.

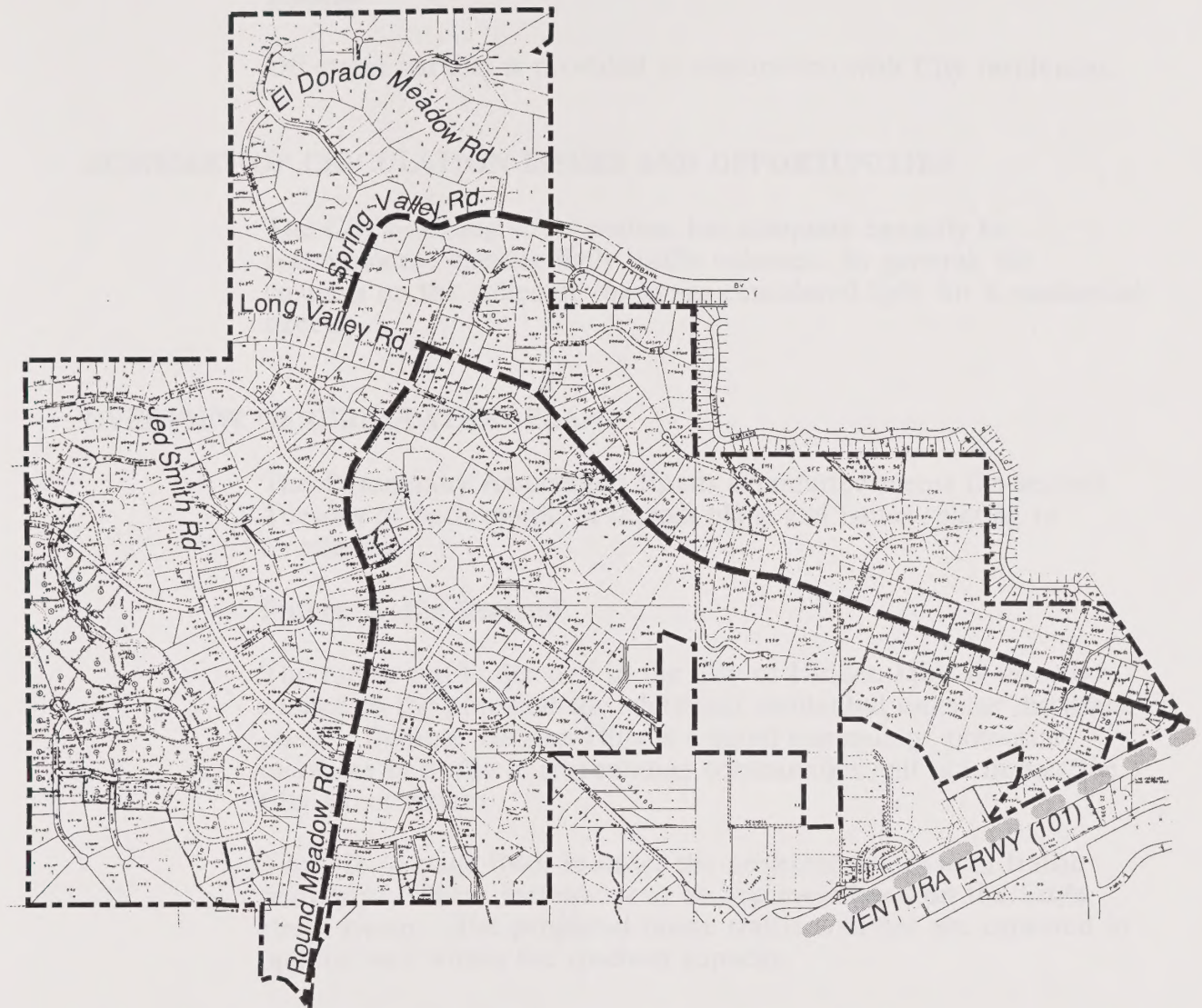
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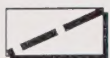
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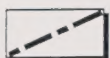


Freeway



Collector

All other city streets are defined as local



City Limits



0 1,600 feet



Figure 10-1
Sketch of the
study area

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Parking

Off-street parking is provided in conjunction with City residences.

SUMMARY OF CIRCULATION ISSUES AND OPPORTUNITIES

The City's existing street system has adequate capacity to accommodate existing daily traffic volumes. In general, the volumes on the collector roads are considered light for a residential street.

OVERVIEW OF CIRCULATION PLAN

The Community Association Roads Committee meets the second Tuesday of each month to discuss plans and issues relating to circulation.

Future Traffic Demand

The future traffic demand in the City of Hidden Hills is directly related to the potential for additional residential units, as discussed above. Because Hidden Hills is a gated community, potential increases in traffic in surrounding communities will not impact the City street system.

Table IN-2, page IN-3, includes the projected increase in traffic daily trips. These increases can be accommodated on the City's street system. The projected future traffic volumes are expected to operate well within the roadway capacity.

Street Classification System

The unique characteristics of Hidden Hills' roadway system, with the private status of its roadways, with gated community operations, and with limited future traffic volume increases, eliminate the need for a specific street classification system. The collector roads, Long Valley Road, Round Meadow Road, and Spring Valley Road operate similar to local or residential roads in most cities.

Traffic Control Devices

The installation of traffic control devices in the City should be based upon established warrants and professional analyses. A reference for implementation is the California Department of Transportation "Traffic Manual". The installation of traffic control

The first part of the report is devoted to a general survey of the situation.

THE SITUATION IN THE NORTH AND SOUTH

The first part of the report is devoted to a general survey of the situation. It is divided into two main parts: the North and the South. The North is divided into three regions: the North-West, the North-East, and the North-Central. The South is divided into two regions: the South-West and the South-East.

THE SITUATION IN THE NORTH

The North is divided into three regions: the North-West, the North-East, and the North-Central. The North-West is the largest region, covering about 40% of the total area. The North-East is the second largest, covering about 30% of the total area. The North-Central is the smallest, covering about 30% of the total area.

The North-West

The North-West is the largest region, covering about 40% of the total area. It is divided into two main parts: the North-Western and the North-Western-Central. The North-Western is the largest part, covering about 20% of the total area. The North-Western-Central is the second largest, covering about 20% of the total area.

The North-East

The North-East is the second largest region, covering about 30% of the total area. It is divided into two main parts: the North-Eastern and the North-Eastern-Central. The North-Eastern is the largest part, covering about 15% of the total area. The North-Eastern-Central is the second largest, covering about 15% of the total area.

The North-Central

The North-Central is the smallest region, covering about 30% of the total area. It is divided into two main parts: the North-Central and the North-Central-Central. The North-Central is the largest part, covering about 15% of the total area. The North-Central-Central is the second largest, covering about 15% of the total area.

The South

The South is divided into two main parts: the South-West and the South-East. The South-West is the largest part, covering about 15% of the total area. The South-East is the second largest, covering about 15% of the total area.

devices in conformance with standards provides a safe road system and reduces potential liability on the part of the City.

These references provide guides or warrants for the installation of many traffic controls such as STOP signs, traffic signals and speed limits. In the case of speed limits, the guidelines are required to be followed by the California Vehicle Code. While these guides or warrants are not absolute, they will assist in providing uniformity, which is a safety benefit.

In August, 1994, the City Council approved a maintenance agreement for the Round Meadow/Mureau Traffic Signal, submitted by the County of Los Angeles. The County will maintain the signal, and the City will contribute one third of maintenance costs.

CIRCULATION GOALS AND POLICIES

The following goals and policies are designed to ensure the maintenance of an efficient circulation system for Hidden Hills.

GOAL 1: Continue the existing practice of privately owned and maintained streets within the residential zones of the City.

Policy 1.1: Require that all collector streets in new subdivisions be owned by the Hidden Hills Community Association, or, in the case of multiple driveways, by the adjacent property owners.

Policy 1.2: Continue to require that all streets be designed to keep the rural, equestrian character of the community.

GOAL 2: Maintain through the Community Association the private nature of and limited access to all community roadways within the residential zone.

Policy 2.1: Maintain through the Community Association attended gates to all entry points to the residential and community use zones.

GOAL 3: Assure adequate construction of private streets.

Policy 3.1: Require private roads to have a minimum right-of-way width of 60 feet, except on cul-de-sacs or as shown on the Land Use Element Map.

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- GOAL 4:** Encourage continued development of a community-wide equestrian system by the Community Association.
- Policy 4.1:** Each parcel of land will have a ten foot wide perimeter equestrian access easement which connects to the community trail system.
- Policy 4.2:** Each homesite will have a bridle trail along at least one property line.

EXISTING WATER AND SANITATION SYSTEM

The Las Virgenes Municipal Water District (LVMWD) supplies water to the City of Hidden Hills. The system has the capacity to serve all present and projected future water needs. The LVMWD obtains all of its water supply from the Metropolitan Water District of Southern California (MWD), part of the State Water Project. The LVMWD operates facilities to provide reclaimed water supplies to the City. The LVMWD provides water to residents through a system of mains and laterals. Nearly all of the water system components lie under the City's roadways.

The LVMWD provides sanitary sewer service for the City, through local collector sewers operated by the Los Angeles County Consolidated Sewer Maintenance District. Sewage collected from the City is discharged for treatment in the City of Los Angeles' wastewater facilities at their Tillman and Hyperion Treatment Plants, in accordance with an agreement between the LVMWD and the City of Los Angeles.

"According to the LVMWD, portions of the City's water system have not been updated to the 1,250 gallon-per-minute minimum requirements currently required by the Los Angeles County Fire Department. LVMWD staff indicates that lines originally installed by the Hidden Hills Mutual Water Company are four- and six-inch lines, which provide pressures in the range of 750 gallons per minute. At the time the County assumed jurisdiction for fire prevention and control, the line sizes and fire flows were deemed acceptable. However, for new development, the County requires the 1,250 gallon-per-minute minimum standard. The County has not indicated a need to upgrade the now substandard lines serving the older portions of the community."

Information on the water consumption by City residents is unavailable. However, based on the LVMWD demand factors of 2,176 gallons per unit per day (assuming 640 gallons per person at 3.4 persons per household), the City of Hidden Hills uses an estimated 1,201,151 gallons per day for 552 occupied households. At buildout, the City's projected water consumption would be an estimated 1,351,296 gallons per day.

WATER AND SANITATION SYSTEM GOALS AND POLICIES

- GOAL 1:** All residents should have adequate access to domestic water supplies.
- Policy 1.1:** Actively support legislation which seeks to provide public water supplies to the Southern California region.
- Policy 1.2:** Actively support programs which promote water conservation throughout the City.
- Policy 1.3:** For those sites where the installation of reclaimed water systems are feasible and meet all regulatory requirements, allow their installation.
- GOAL 2:** Address potential inadequacies in the City's water distribution system.
- Policy 2.1:** Initiate a study to determine possible deficiencies in the City's water distribution system pertaining to County fire flow requirements.

SOLID WASTE DISPOSAL

Hillside Rubbish and Las Virgenes Disposal are responsible for the collection of solid waste generated in the City of Hidden Hills. Refuse collected by these companies is transported to the Calabasas Landfill. The Calabasas Landfill is a designated Class II landfill operated by the Los Angeles County Sanitation District. Class II landfills accept municipal waste but not hazardous material. Planners for the district estimate the useful life of the landfill to be an additional 12 to 16 years, based on anticipated growth. Permits for additional sites are being pursued to accommodate demand after that period.

On January 1, 1990, the California Legislature enacted the California Integrated Solid Waste Management Act of 1989 (AB 939). This act is intended to reduce the amount of solid waste generated through source reduction, recycling, and reuse. City and County jurisdictions must identify an implementation schedule to divert 25 percent of total landfilled solid waste by the year 1995 and 50 percent by the year 2000. The City of Hidden Hills has prepared a Source Reduction and Recycling Element, Household Hazardous Waste Element, and Non-Disposal Facilities Element, as required.

EXISTING ENERGY SYSTEM

Southern California Gas Company supplies natural gas service to the City of Hidden Hills. Gas lines lie under the City's streets and right-of-ways. Southern California Edison provides electrical service to the community via both underground and overhead lines. The existing energy system has the capacity to serve both present and future needs.

ENERGY SYSTEM GOALS AND POLICIES

- GOAL 1:** Promote, practice, and encourage workable energy conservation techniques in Hidden Hills.
- Policy 1.1:** Encourage the use of energy efficient systems in all new development and rehabilitation of existing structures.
- Policy 1.2:** Promote utilization of alternative energy resources within the City where these do not conflict with adopted design standards.
- Policy 1.3:** Provide input where appropriate for on-going fuel source research, and support legislation funding such activities.

Natural Resources Element

City of Hidden Hills
GENERAL PLAN



NATURAL RESOURCES ELEMENT

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NATURAL RESOURCES ELEMENT

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NATURAL RESOURCES ELEMENT

INTRODUCTION

Since the early part of the century, Hidden Hills has changed from a sparsely vegetated grazing land to a landscaped residential community. Such a conversion of land often endangers sensitive resources and open space lands. Thus, Hidden Hills has made a concerted effort to conserve and protect the natural environment during its development. This Natural Resources Element is a written description of the City's commitment to maintaining a balance of preservation and development. Its purpose is to ensure future generations the same level of enjoyment from the environment as is enjoyed by present residents.

Purpose of the Element

Government Code Section 65302(d) requires that the Conservation Element address the conservation and the development and utilization of natural resources including water, forests, soils, rivers and other waters, wildlife, minerals, and other natural resources. Sections 65302(e), 65560, and 65561 require that the Open Space Element: address the preservation of open space lands; discourage premature unnecessary conversions of open space; anticipate population increases; and plan for the conservation and preservation of open space.

The Natural Resources Element is designed to:

- Inventory the existing natural resources and the various functions served by open space.
- Balance planning activity with environmental considerations.
- Establish recognition of the social, economic and aesthetic benefits which develop from the preservation of open space.
- Prevent neglect or unnecessary destruction of natural resources.
- Set forth goals and policies concerning the conservation, development and use of natural resources and the preservation of open space.

Relationship to Other Elements

The Natural Resources Element provides significant input into the Land Use and Infrastructure Elements. Land use decisions are based upon location and significance of various environmental factors. Also, new circulation proposals will be required to consider possible environmental impacts prior to their approval.

The information provided in the Natural Resources Element is significant on a project-specific basis. Through the environmental assessment process, planners and local decision-makers are required to make an initial assessment as to whether or not a proposed project will have a "significant effect" on the environment. The Natural Resources Element will serve as a tool in the environmental evaluation process.

INVENTORY OF EXISTING CONDITIONS

The purpose of this section is to provide information relative to the utilization of the City's natural resources and the preservation of open space areas. The information presented herein provides the basis for the policies and strategies discussed in the element's final section. Figure NR-1 exhibits open spaces including equestrian trails. The Community Association Parks and Recreation Committee oversees all plans and programs in the Association maintained open space. In addition, a Community Association Trails Committee oversees the maintenance and expansion of the City's trails system.

Open Space Inventory

Equestrian:

City open spaces include over 35 miles of bridle trails and three riding rings.

Tennis Courts:

A recreational facility in the northern portion of the City includes two tennis courts, as does the community center at the "old" city hall on Long Valley Road.

Relationship to Other Elements

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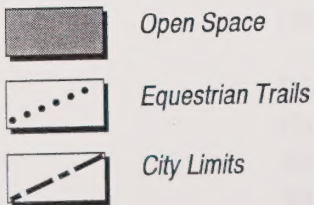
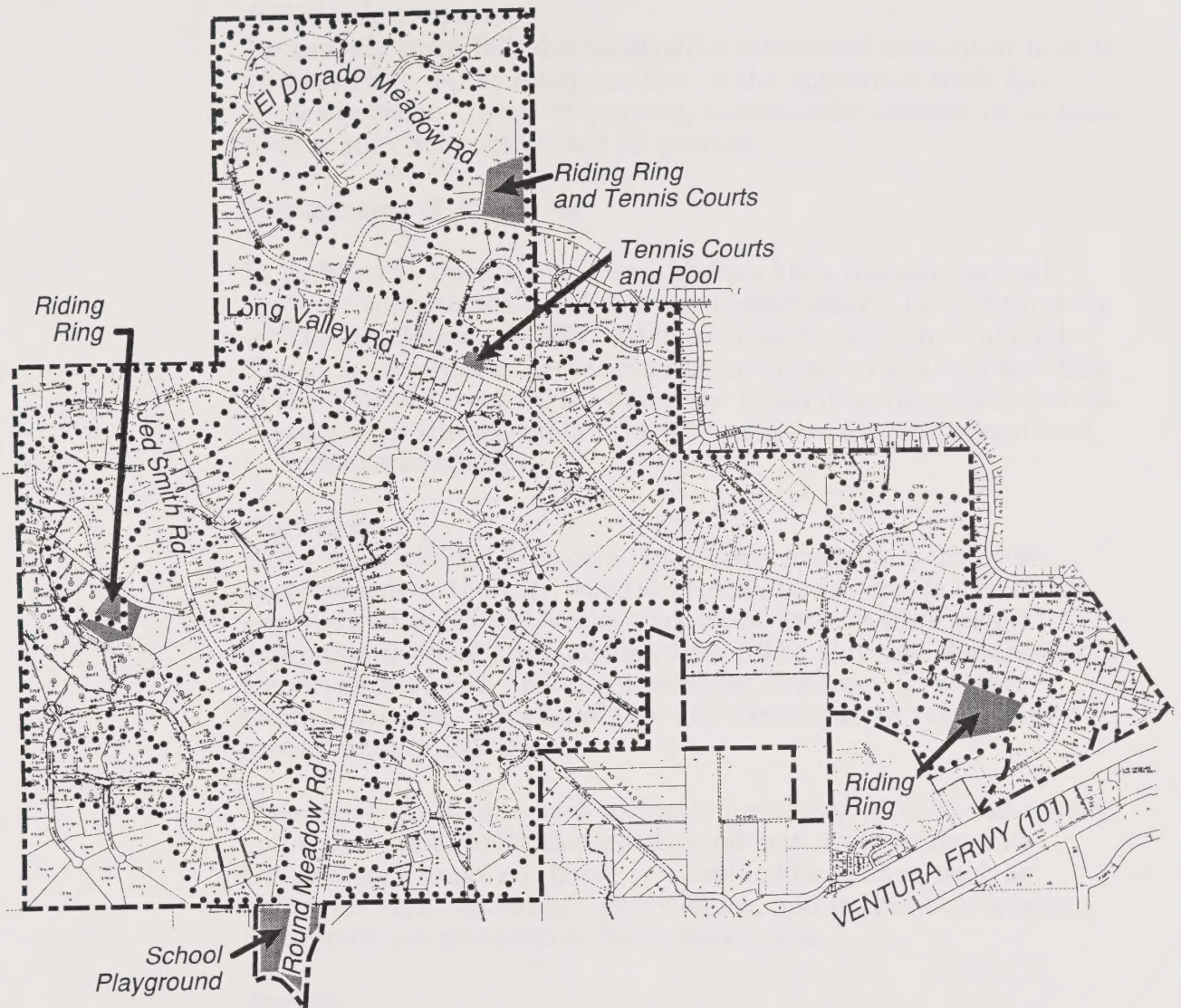




Figure 1

Over Seas and Islands

Hillside Open Space:

Excessively steep hillsides constrain a substantial amount of land in Hidden Hills. While many sections of the equestrian trails have grades between 10 and 30 percent, a substantial number of sections have grades between 30 and 55 percent.

Management of Resources

In addition to open space areas, Hidden Hills contains natural resource components which warrant conservation. Local resources include vegetation, wildlife, water, air quality, soils, and minerals. The characteristics of these resource components will be described in the following section, providing the foundation for policies which support their conservation. The City contains no rare, threatened, or endangered species.

Vegetation

The City of Hidden Hills is a landscaped community. Prior to development in the City, natural vegetation was sparse. With the exception of individual Valley Oak trees, there is little natural vegetation in the City of Hidden Hills. The City and the California Department of Fish and Game consider oak trees a valuable natural resource. City Land Use and Development regulations protect mature oak trees.

Non-native grasslands, such as black mustard, wild oats, red brome, and ripgut grass, cover the few undeveloped areas of the City. Undeveloped areas are home to a few native species, such as California sage, buckwheat, goldenbrush, and purple needlegrass. Eucalyptus are prevalent in landscaped areas.

Animals

Animals present in the City are those known to coexist in areas of human habitation. The City is home to the beechey ground squirrel, a rodent typically found in developed areas. Rodents and lagomorphs such as the black tailed hare, the Audobon cottontail, California pocket mouse, the deermouse, the botta pocket gopher, the bush rabbit, and the dusky footed woodrat inhabit the City. Other mammals known to pass through the area include striped skunk, coyote, mule deer, and occasionally mountain lion.

Birds residing in the sage-scrub areas include the California Quail, the northern oriole, the brown towhee, the rufous-sided towhee, and the scrub jay. Nuttall's woodpecker, the mockingbird, Ann's humming bird, bushtit, goldfinch, and bewich's wren inhabit the oak-woodland areas. In addition, the red winged black bird, the starling, the red tailed hawk, the turkey vulture, the western

meadow lark, the sparrow hawk, the common raven, the mourning dove, and the western kingbird inhabit the Hidden Hills area.

Reptiles in the area include the western fence lizard, the striped racer, the common king snake, the southern alligator lizard, the western skink, the side blotched lizard, and the western rattlesnake.

Water Resources

Water sources available to the City are derived exclusively from Las Virgenes Municipal Water District (LVMWD). The LVMWD obtains all of its water supply from the Metropolitan Water District of Southern California (MWD), which is part of the State Water Project. In addition, the LVMWD operates facilities to provide reclaimed water to the City.

In recent years, drought conditions hindered the LVMWD in its efforts to provide water supplies to new customers. As a result of past drought conditions, the LVMWD has a voluntary water conservation program which encourages a 10 percent cutback in water use. The LVMWD developed a Water Conserving Landscape Ordinance in order to encourage the use of native plants in landscaping plans. The Ordinance states that the LVMWD supports jurisdiction's efforts to conserve water.

The City of Hidden Hills has adopted a Water Efficiency and Landscape Ordinance.

Air Quality

Air quality, like other natural resources, is limited. Within any time period, the local air basin has a restricted ability to dilute contaminants and maintain air quality at levels which do not adversely affect the population. Air quality is a major concern of residents and visitors to the Los Angeles Metropolitan area, and with increasing population and development, air quality can be expected to further deteriorate until extreme efforts are made to control emissions of known pollutants into the atmosphere.

Air quality standards are set by both the State and Federal governments. The South Coast Air Quality Management District has the responsibility to monitor and enforce air quality standards in the South Coast Air Basin, of which Hidden Hills is a part.

The State Air Resources Board has designated the South Coast Air Basin a non-attainment area for ozone, carbon monoxide, particulates and nitrogen dioxide. Only lead and sulfur dioxide are in compliance with Federal and State standards. In February, 1979,

the Southern California Association of Governments adopted the Air Quality Management Plan, which sets forth policies and programs for localities to undertake air quality improvement strategies.

While Hidden Hills does not contain any industrial uses, the City's resident-generated vehicle trips do contribute to air pollution. The Hidden Hills General Plan specifies policies to initiate efforts to improve local air quality, such as trip reduction techniques, and to coordinate with the South Coast Air Basin in implementing strategies set forth in the Air Quality Management Plan to improve regional air quality.

Soils

Soils in Hidden Hills, primarily sandy clay, are derived from fine grained sedimentary bedrock. This soil shrinks when it is dry and expands when it is wet; therefore, it is both expansive and creep-prone. When it is wet, the expanding soil affects the foundations of structures built upon it. Along many of the drainage courses, expansive soils reach deeper than three feet. Development in the City must account for this type of soil.

Mineral Resources

The City of Hidden Hills is located in the northern foothills of the Santa Monica Mountains.

Deposits of sedimentary bedrock consisting of claystone, sandstone, siltstone, diatomaceous shale and petroliferous shale underlie the entire City. These bedrock create the Modelo Formation. The beds of the Modelo Formation were level at one time, but they have been uplifted, folded and contorted by ancient geologic activity, creating complex bedrock plane orientations. Over thousands of years, erosion and weathering forces modified the bedrock. The more gentle slopes within the City lie on a gradient parallel to the underlying bedding plane orientations. Surfaces of these slopes have weathered, producing various thicknesses of top soil. Steeper slopes within the City indicate weathering over the harder, resistant bedrock. Most soils found in the City have moderate to very high erosion potential.

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TABLE NR-1
AMBIENT AIR QUALITY STANDARDS

AIR POLLUTANT	STATE STANDARD	FEDERAL PRIMARY STANDARD	MOST RELEVANT EFFECTS
	CONCENTRATION/AVERAGING TIME	CONCENTRATION/AVERAGING TIME	
Ozone	0.09 ppm, 1-hr. avg. >	0.12 ppm, 1-hr. avg.	(a) Short-term exposures: (1) Pulmonary function decrements and localized lung edema in humans and animals; (2) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (b) Long-term exposures: Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (c) Vegetation damage; (d) Property damage
Carbon Monoxide	9.0 ppm, 8-hr. avg. > 20 ppm, 1-hr. avg. >	9 ppm, 8-hr. avg. 35 ppm, 1-hr. avg.	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; (d) Possible increased risk to fetuses
Nitrogen Dioxide	0.25 ppm, 1-hr. avg. >	0.053 ppm, ann. avg.	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; (c) Contribution to atmospheric discoloration
Sulfur Dioxide	0.05 ppm, 24-hr. avg. > = with ozone > = 0.10 ppm, 1 hr. avg. or TSP > = 100 ug/m ³ , 24-hr. avg. 0.25 ppm, 1-hr. avg. >	0.03 ppm, ann. avg. 0.14 ppm, 24-hr. avg.	(a) Bronchoconstriction accompanied by symptoms, which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma
Suspended Particulate Matter (PM10)	30 ug/m ³ , ann. geometric mean > 50 ug/m ³ , 24-hr. avg.	50 ug/m ³ , annual arithmetic mean 150 ug/m ³ , 24-hr. avg.	(a) Prevention of excess deaths from short-term exposures and of exacerbation of symptoms in sensitive patients with respiratory disease; (b) Prevention of excess seasonal declines in pulmonary function, especially in children
Sulfates	25 ug/m ³ , 30-day avg. > =		(a) Prevention of excess deaths from short-term exposures and of exacerbation of symptoms in sensitive patients with respiratory disease; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) Property damage
Lead	1.5 ug/m ³ , 30-day avg. > =	1.5 ug/m ³ , calendar quarter	(a) Increased body burden; (b) Impairment of blood formation and nerve conduction
Visibility Reducing Particles	In sufficient amount to reduce the visual range to less than 10 miles at relative humidity less than 70%, 8-hour average (9am - 5pm).		Visibility impairment on days when relative humidity is less than 70 percent

Source: South Coast Air Quality Management District

GOALS AND POLICIES

- GOAL 1:** Preserve and enhance the native as well as the non-native plant life throughout the community for their scenic and biological importance.
- Policy 1.1:** Identify and preserve valuable introduced species of native vegetation throughout the City.
- Policy 1.2:** Use native California drought tolerant plants where appropriate to reduce irrigation and maintenance costs.
- Policy 1.3:** Regulate land uses so they are compatible with significant botanical species.
- GOAL 2:** All significant oak trees should be preserved.
- Policy 2.1:** Proposed plans for any new construction or grading must locate and identify all trees on site, and no plans shall be approved without an EIR if the said plan endangers an oak tree.
- GOAL 3:** Preserve and enhance lands within the City that support significant wildlife species.
- Policy 3.1:** Regulate land uses so that they are compatible with significant wildlife species and their habitats.
- Policy 3.2:** Ensure maintenance of open space and native plant communities which provide habitat for native animal species.
- GOAL 4:** Significant natural land forms should be maintained during development.
- Policy 4.1:** Grading practices used within the City shall minimize potential safety hazards while maintaining aesthetic qualities and natural land forms.
- Policy 4.2:** No manufactured slope greater than 2:1 shall be permitted.
- Policy 4.3:** Property owners should be encouraged to design homes to fit the natural terrain.

- GOAL 5:** Maintain the rural-equestrian atmosphere of the community.
- Policy 5.2:** Continue to enforce existing regulations which require minimum one acre building sites and an average developed lot size of 1.7 acres, with one primary residence per site and a maximum 25% lot coverage.
- Policy 5.3:** All new subdivisions shall have bridle trails.

Safety Element

City of Hidden Hills
GENERAL PLAN



SAFETY ELEMENT

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3	3. The Government of the United States

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SAFETY ELEMENT

INTRODUCTION

Through the requirement of the Safety Element, the State legislature has placed responsibility on the local entity for the evaluation of natural and man-induced hazards, and the formulation of programs to reduce risks associated with such hazards.

Certain natural disasters, such as earthquakes and flooding, cannot be entirely handled on the local level, and must be considered within a regional context. In light of this, the City must join its efforts with other localities in the region.

Purpose of the Element

This element's specific focus is the reduction and/or prevention of injuries, loss of life, property damage, and economic and social disruption due to fires, floods, seismic activities, and other natural disasters. The Safety Element serves the following three key functions:

- Provide a framework by which safety considerations are introduced into the planning and development process;
- Identify and evaluate natural hazards; and
- Establish goals and policies which minimize potential adverse effects related to natural hazards.

Relationship to Other Elements

The Safety Element is related to all elements of the General Plan. The Natural Resources Element provides for the protection of the area's natural resources, whereas the Safety Element tries to minimize the damage caused by these resources in the event of a natural disaster. Because of the need for safe and efficient use of streets, and traffic routes for emergency evacuation, a relationship exists between the Infrastructure and Safety Elements. The Noise Element sets forth policies to ensure safe noise levels are maintained in the City. The Housing and Land Use Elements ensure that structures are of standard design and building materials, and are not subject to undue hazard based on their location.

The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation $f(x) = \int_0^x f(t) dt$. It is shown that $f(x)$ is a constant function and that $f(0) = 0$.

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EXISTING SAFETY HAZARDS

Seismic Hazards

Seismic hazards can be divided into two classes: primary hazards, such as ground shaking and ground rupture; and secondary hazards, such as landslides, tsunamis, seiches, liquefaction, and seismically induced settlement.

PRIMARY HAZARDS

Faults

The City of Hidden Hills is located within a seismically active region. Numerous active, potentially active, and inactive fault traces exist within the region. The State Mining and Geology Board defines an active fault as one which has had a surface displacement in the last 11,000 years, or Holocene time. In addition the Board defines a potentially active fault as one with evidence of surface displacement during the last two million years, or Quaternary time. Inactive faults have no recognized Holocene or Pleistocene offset or activity.

Several active faults and one potentially active fault could cause groundshaking in the City. These major seismic sources include:

**TABLE SA-1
FAULTS AND THEIR PROXIMITIES TO HIDDEN HILLS**

FAULT	DISTANCE	CLASSIFICATION
Northridge Hills	8 miles	Active
Simi-Santa Rosa	9 miles	Potentially Active
Malibu Coast	10 miles	Active
Santa Susana	12 miles	Active
San Fernando	13 miles	Active
Newport-Inglewood	17 miles	Active
Raymond Hills	23 miles	Active
San Andreas	40 miles	Active

Other known faults within the region which could produce ground shaking in Hidden Hills include: Chatsworth Fault Zone, Elysian Park Thrust, Garlock Fault, Anacapa-Santa Monica Fault, San Gabriel Fault, San Jacinto Fault, San Jose Fault, Sierra Madre-Cucamonga Fault, and Whittier Fault. However, it is possible for an unknown fault to rupture and to produce ground shaking. In January, 1994, the rupture of the previously unknown Frew Fault produced a magnitude 6.8 earthquake centered in Northridge. This event produced substantial ground shaking in the City of Hidden Hills.

Ground Shaking Hazard

The intensity of ground shaking at a given location depends primarily upon the earthquake magnitude and distance from the source (epicenter) and the site response characteristics. Additional seismic characteristics that control ground response in the City include: (a) higher frequency seismic waves are more efficiently transmitted through bedrock materials; (b) topography may focus high frequency seismic energy, and (c) high frequency ground motion affects residential structures more readily than medium rise buildings.

Fault Rupture Hazard

The designation of a fault as "active" or "inactive" is largely dependent on the classification criteria used and the purpose of the designation. As a measure of the potential for ground rupture, "active" faults are defined by the State Alquist-Priolo Earthquake Fault Zoning Act and delineated through designated Earthquake Fault Zones along the trace of the fault. This designation states that a fault is active if surface displacement can be proved within about the last 11,000 years, as interpreted through geological investigations.

SECONDARY HAZARDS

Liquefaction and Ground Failure Hazard

Secondary earthquake hazards, such as liquefaction, lateral spreading, and seismically-induced dynamic settlement are generally associated with relatively high intensities of shaking, shallow ground water conditions, and the presence of loose, sandy soils or alluvial deposits. Hidden Hills is subject to moderate to high shaking from nearby faults, and the presence of sandy, fine grained soils may induce liquefaction.

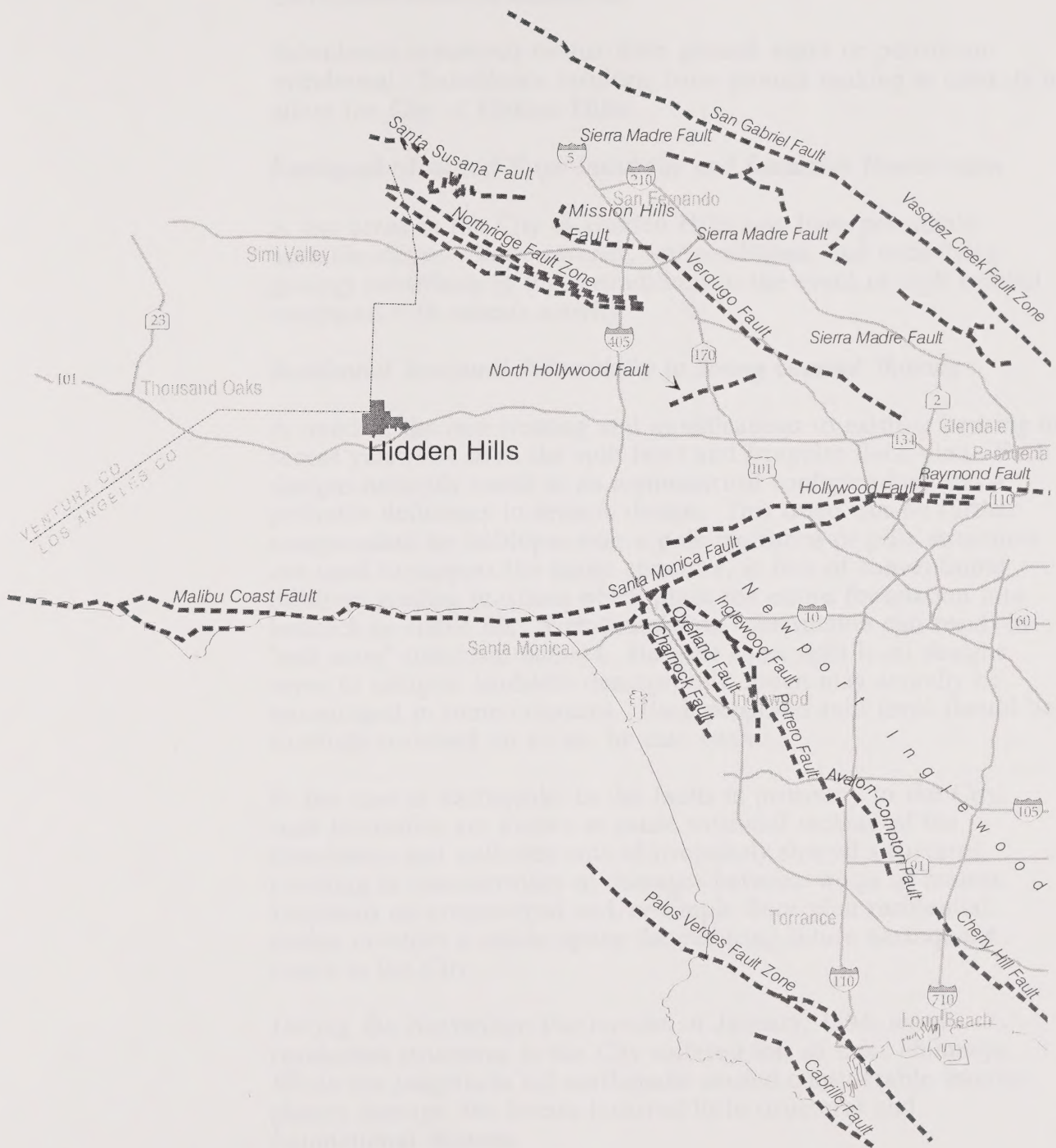


Figure SA-1
Faults and Their
Proximities to Hidden Hills

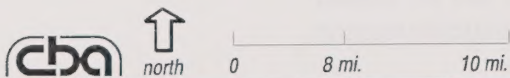




Figure 1
Plan and
cross-section

Earthquake-Induced Subsidence

Subsidence commonly occurs from ground water or petroleum withdrawal. Subsidence resulting from ground shaking is unlikely to affect the City of Hidden Hills.

Earthquake-Induced Slope Instability and Landslide Reactivation

A few areas in the City of Hidden Hills may have potentially unstable slopes. Slope severity, soil conditions, and underlying geology contribute to these conditions in the event of high rainfall combined with seismic activity.

Residential Structural Vulnerability to Strong Ground Shaking

A trend in the new housing and modifications to existing housing in recent years has been the split level and irregular floor plan. Such designs naturally result in an asymmetrical configuration, and a probable deficiency in seismic design. This trend can be further compounded on hillslopes where pole platforms or pole structures are used to support the house structure, in lieu of conventional hillslope grading practices which place the entire foundation into bedrock or stable fill. Such foundation construction can result in "soft story" structural failures. Because some split level designs serve to mitigate landslide damage, this design may actually be encouraged in some instances. Each proposed split level should be carefully reviewed on a case by case basis.

In the case of earthquake in the faults in proximity to the City, such intensities are known to cause torsional racking of the foundation and wall elements of irregularly shaped structures, resulting in concentration of damages between wings of houses. Emphasis on symmetrical and/or simple floor plan residential design provides a viable option for reducing future earthquake losses in the City.

During the Northridge Earthquake of January, 1994, many residential structures in the City suffered loss of their chimneys. While the magnitude 6.8 earthquake caused considerable interior plaster damage, the homes incurred little structural and foundational damage.

Nonstructural damage is perhaps the largest expected source of injury and monetary losses (i.e., the damage caused by toppling of furniture and components inside the house). In cases where continued function is paramount, such as an emergency operation center in the City, special strategies to secure needed communication, generators, or emergency equipment are warranted.

Emergency Earthquake Scenarios

The high frequency content produced from nearby large earthquakes will affect above ground electrical utilities, particularly electrical substations linked to the community. Dysfunction of electrical facilities is expected to last no longer than 3 days. Gas and water utilities suggest that 72 hours is an adequate estimate of maximum recovery times for service.

Dysfunction of computers, either through direct damage or electrical power failure, may affect the ability to use telephones. Telephone saturation, meaning the overuse of telephone lines in an emergency for nonemergency purposes, may also lead to loss in function of the telephone system. Residents and City emergency operators should be reliant on radio communication and consider using available phone service for emergencies only.

Issues and Opportunities - Seismic Hazards

- 1) Damages will be greater for asymmetrical, split level residences and residences with irregular floor plans than for residences with symmetrical design. Split level residences, however, may be designed to mitigate landslide damage, and therefore, should only be encouraged when landslide mitigation is an issue.
- 2) Torsional racking of the foundation and wall elements of irregularly shaped houses may cause concentration of damage between wings of houses. Wall panels of all frame houses may be thrown out of plum.
- 3) Collapse of interior and exterior nonstructural components of houses and buildings will cause the greatest share of injuries.
- 4) Disaster planning scenarios should consider the fact that utility services may be out for as much as 72 hours and that transportation into the City may be impeded by rock falls, soil slides, and fallen utilities. Transportation will also be impeded across many bridge crossings and major freeways in liquefaction areas, as identified on County of Los Angeles Seismic Hazard maps.
- 5) The potential for hazardous materials accidents in adjacent jurisdictions must be addressed in disaster planning scenarios for the City of Hidden Hills.

Geologic Hazards

Landslide Hazards and Corrective Analysis

Landslide rupture surfaces are common along seams within clayey shale or siltstone units. These units experience a reduction in strength and move downslope in response to mass distribution within the slide, disequilibrium caused by movement on adjacent slides, or the added weight of incident rainfall and consequent increases in pore water pressures along the slide plane. Secondary slumps and shallow surficial failure styles are often observed on the larger landslide masses, particularly where landslide debris is actively filling canyon bottoms. Potentially active landslides can be reactivated by natural processes, such as rainfall, or through the influence of man. Water can be introduced into the landslide by way of landscape irrigation and percolation of sewage effluent from septic tanks. Building or loading at the head of a slide can decrease the bedrock strength along an existing or potential rupture surface and "drive" the landslide down slope. Improper grading practices can also trigger existing landslides. For example, if the toe of a landslide or the lower, down slope support of dipping beds is removed, movement can be reactivated.

The major pressures on hillslope development in the City of Hidden Hills are caused by intensification of existing development on residential lots throughout the City and the resultant expansion into currently undeveloped areas. Intensification consists of additional construction and modification of existing construction or the complete demolition and redevelopment of a residential lot. Intensification expands the developed pad area into previously "natural" hillslope areas and often involves a corresponding increase in the size and volume of the onsite sewage disposal systems. The potential consequences of such development suggest that appropriate retroactive and proactive measures that govern the long-term stability of potentially active landslides should be part of a comprehensive hillslope management program, a program that recognizes the concern for future property damages incurred by residents.

Issues and Opportunities - Geologic Hazards

- 1) Active landslides and reactivation of potentially active landslides are the most serious geologic hazards facing the residential community of Hidden Hills, and are believed to be the result of many factors including the combined influence of years of heavy precipitation and development (effectiveness of drainage systems, over use of surface irrigation beyond the capability of the hillslope).

- 2) The major development pressures today come from intensified redevelopment of residential lots and expansion of new development into currently undeveloped areas, some of which are on potentially active landslides.
- 3) Remedial measures to stabilize active landslides, including installation of sewage and dewatering measures, are economically costly to the City and residential community, but with increasing housing and land costs, retroactive and proactive comprehensive stabilization strategies may become viable due to changes in cost/benefit ratios.
- 4) Potential solutions for the control of retroactive and proactive landslides include regulating all artificial recharge, low irrigation vegetation, installation of monitoring and dewatering wells, effective drainage and sewer systems, removal or regrading of a slide in certain instances, or complete avoidance of extremely critical active landslides. Land use measures must be applied as early as possible, as hazardous area management becomes less effective with increasing development.
- 5) Several options are at the City's disposal to reduce the economic, and potentially life-threatening impact of landslide reactivation. Tax credits, property acquisition/purchase development rights, landslide overlay zones, assessment districts, or any combination of these measures, are potentially feasible solutions to the landslide dilemma. Any method requires the approval of the majority of the community. Any of the following measures may be appropriate in Hidden Hills:
 - *Tax Credits:* Reduce the property's tax liability as long as land is left undeveloped at a very low density. Tax credit programs take a variety of forms including current use value, deferred use, or a restrictive agreement. This method provides incentive to limit development, although high property values reduce the effectiveness of the program.
 - *Property Acquisition:* The landslide areas can be managed to protect public safety, while meeting other community objectives, such as providing open space for recreation or low intensity uses. Appropriate financing options open to the City are grants, donations, or formation of an assessment district.
 - *Landslide Overlay:* An ordinance could be tied to a landslide inventory or a graduated landslide risk zone (e.g. high, moderate, low). Open space requirements, construction standards, effective slope maintenance, low irrigation

25. The first step in the process of developing a business plan is to conduct a market analysis. This involves identifying the target market, understanding the needs and preferences of the customers, and assessing the competitive environment. A thorough market analysis provides valuable insights into the opportunities and challenges of the business environment.

26. The second step in the process of developing a business plan is to conduct a financial analysis. This involves estimating the costs of the business, determining the revenue potential, and calculating the break-even point. A financial analysis helps to determine the financial viability of the business and provides a basis for setting realistic financial goals.

27. The third step in the process of developing a business plan is to conduct a marketing analysis. This involves identifying the marketing strategies that will be used to promote the business, determining the marketing budget, and evaluating the effectiveness of the marketing efforts. A marketing analysis helps to develop a comprehensive marketing plan that is tailored to the needs of the business.

28. The fourth step in the process of developing a business plan is to conduct an operational analysis. This involves identifying the operational processes that will be used to produce the goods or services of the business, determining the operational budget, and evaluating the efficiency of the operational processes. An operational analysis helps to develop a comprehensive operational plan that is tailored to the needs of the business.

29. The fifth step in the process of developing a business plan is to conduct a legal analysis. This involves identifying the legal requirements that apply to the business, determining the legal structure of the business, and evaluating the legal risks of the business. A legal analysis helps to develop a comprehensive legal plan that is tailored to the needs of the business.

30. The sixth step in the process of developing a business plan is to conduct a summary analysis. This involves summarizing the findings of the previous analyses, identifying the key strengths and weaknesses of the business, and developing a final business plan. A summary analysis helps to develop a comprehensive business plan that is tailored to the needs of the business.

31. The final step in the process of developing a business plan is to implement the business plan. This involves putting the business plan into action, monitoring the progress of the business, and making adjustments as needed. Implementing the business plan is the most challenging step in the process, but it is also the most rewarding.

vegetation, sewage disposal options, or density of development are relevant measures that can be tied to a landslide overlay. If nonconforming uses within designated areas continue unchecked, zone variances are more likely. If tied to economic incentives or developer liability (impact on adjacent properties from accelerated movement caused by variance development), then program compliance and effectiveness of implementation are more likely.

- *Assessment District:* A plan can be formulated to provide funding for alternative landslide mitigation methods, open space or density restrictions, and financing for acquisition of landslide areas.

Fire Hazards

The City of Hidden Hills is vulnerable to small wildland fire hazards. Brush fires pose the primary threat due to the terrain and natural vegetation of the undeveloped areas adjacent to the City. Primary considerations for determining the severity of fire hazards in the City include fuel loading, fire weather, and topography.

Fuel loading characteristics help determine how a wildfire burns. These characteristics include the quantity of flammable vegetation and other fuels per unit of land area, moisture content, ratio of dead vegetation to live plants, distribution of size and type, and chemical content.

Dry grasslands are present within the City, and they are highly combustible. In addition, landscaped eucalyptus trees are susceptible to fires.

Fire weather elements affect fire intensity and behavior. High winds, the lack of humidity, the lack of precipitation, and heat combine to create fire weather. Fire danger in the City of Hidden Hills is most critical during late summer and fall months, especially when Santa Ana high wind conditions prevail.

"For the purposes of describing the severity of fire hazards, the County Fire Department classifies areas according to criteria established in State legislation commonly referred to as the Bates Bill. Fire zone areas are rated on a scale of I to IV, with IV representing the most severe fire hazard zone. Hidden Hills lies in Zone III, although properties across the Ventura Freeway, to the coast, are rated Zone IV."

Topography plays an important role in determining how fires behave. Plant fuels posing the greatest threat during the fire

weather period will be those located on the south-facing slopes. Fires burn more rapidly upslope than downslope, and they burn faster on steeper slopes. In addition, steep slopes create accessibility problems, making fire fighting difficult.

Other Hazards

Electrical power lines may also pose a fire hazard, in the unlikely event that the lines are not automatically de-energized when knocked down by high winds or an earthquake. The majority of fires are caused by the accidental or deliberate actions of man. City enforced restrictions can assist in the prevention of such fires. Such restrictions might emphasize adequate brush clearances, removal of flammable rubbish stored on the premises, or utilization of fire retardant or noncombustible roof construction, which are among the most significant factors which increase the fire hazard. An immediate fire vulnerability in the City is the prevalence of combustible roof construction.

Two other potential vulnerabilities of the City that are issues appropriate for the Safety Element are the lack of accessibility that exists in some sections of the community and the typical wooden construction used in residential development. Some residences, and particularly newer remote development taking place in the City, are more vulnerable to fire damage than others because of their relative seclusion. In some instances, road width requirements may be inadequate for maneuvering fire prevention equipment, including trucks and heavy equipment along narrow private roads. Road widths, although it has not yet been a problem, may impede fire prevention response activities. The residential construction of the City of Hidden Hills also exposes a vulnerability to earthquake-induced fires. Areas with wood-construction need protection from fire as much as, or more than, protection from ground shaking or faulting.

Fire Protection Services

The County of Los Angeles Fire Department provides fire protection services for the City. The primary Engine Company is stationed at Fire Station 68, located at 24130 Calabasas Road, on the southerly side of the Ventura Freeway. Equipment and personnel at Station 68 available to respond to structure fires include four engine companies, a truck company, and one rescue squad. Response time from the Station to the City averages two to three minutes.

Equipment and personnel at the station available to respond to brush fires include five engine companies, two helicopters, a bulldozer, and crew. The City and the County have a mutual aid

agreement with the City of Los Angeles, in the event of a need for backup.

County Fire Zone 3, a high brush fire hazard area, includes the area covered by the City of Hidden Hills.

According to the LVMWD, portions of the City's water system have not been updated to the County 1250 gallon per minute minimum requirement to meet current fire safety requirements. (See Infrastructure Element, Water and Sanitation System Goal 2 and Policy 2.1).

Issues and Opportunities - Fire Hazards

- 1) Because of the potentially hazardous situation posed by brush fires in canyon areas within the City and bordering undeveloped hillslope areas, fire retardant roofs are justified within the City of Hidden Hills.
- 2) Fire retardant construction and fire buffer zones are appropriate building regulation and land-use planning options for reducing the threat of earthquake-induced fire hazards.
- 3) The potential for impeded fire response because of remoteness of certain residences and narrow private roads suggests that residents should have the capacity for self reliant fire prevention strategies and fire fighting equipment, such as additional brush clearance zones, improved peak load water supply capability, high pressure hoses, and fire extinguishers and/or sprinkler systems.
- 4) Neighborhood self-help groups, composed of neighborhood residents, can provide for quick notification and response to potentially disastrous brush fire incidents.

Fire Prevention Program

The City has an extensive fire prevention program. The City reviews each new development to ensure that structures are adequately separated and that fire retardant materials are used in construction. Fire retardant Class A roofs are required. In addition, the Fire Department sponsors an annual weed-abatement and brush clearance program. The program examines new fire protection technologies as they are available.

The Fire Department requires a 100-foot clearance around structures of all native brush, grass and hazardous vegetation to minimize fire hazards. In addition, the Hidden Hills Municipal

Code requires that property owners maintain right-of-way improvements and public works in a clean, hazard-free condition to ensure safety.

Flood Hazards

The Malibu Hydrographic Unit, located in the northwestern portion of the Los Angeles River Basin contains the City of Hidden Hills. The Malibu Hydrographic Unit occupies approximately 242 square miles in the western portion of Los Angeles County and the southeastern portion of Ventura County. The City is part of the Arroyo Calabasas Drainage Basin.

There are no year round streams or ponds within the City. Surface water runoff only occurs during and after periods of intense rainfall. The City's topography and soil conditions subject the City to flood hazards from storm drain overflow, as well as from erosions, mudflows, and debris deposits.

Flood Control Facilities

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps indicate that the City of Hidden Hills is located in Zone C, meaning it has a low potential for flooding.

The Master Plan of Storm Drains map illustrates the existing flood control facilities. The Los Angeles County Flood Control District maintains these facilities.

Police Protection

Under the City-County Law Enforcement Services Agreement, the City contracts with the Los Angeles County Sheriff's Department for general law and traffic enforcement services. The Lost Hills Sheriff's Station, located approximately 4 miles away at 27050 Agoura Road in Calabasas, serves the City.

In addition, the Public Safety Commission plans for the general safety of the City's residents. The Commission's responsibilities include law enforcement liaison, and public safety education. The City Council appoints the Commissioners, who meet on the last Tuesday of each month. In August, 1994, the City Council amended former Public Safety Commission Ordinances and expanded the Commission.

Emergency Response Preparedness and Recovery

The Safety Element is essentially a long-range emergency response

These results show that the...
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Conclusion

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References

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Appendix

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Appendix: Figures and Tables

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plan. The hazards analyses in this report aim to produce a safe environment, easing the task of disaster response organizations during emergencies and identifying hazards necessary for making long-term recovery decisions. Effective short-term emergency response strategies exist in the event of a disaster within the City limits of Hidden Hills or areas contiguous to City limits.

The City has a comprehensive Emergency Preparedness Plan that combines these strategies in a coordinated manner both internally and with existing regional multi-jurisdictional plans. In the County of Los Angeles, the Sheriff has primary coordinating responsibility with public and private agencies and the County Fire Department in the event of an emergency. The City also has contractual agreements with the County Sheriff and Fire Department to protect public safety and property within the City limits. Utility companies supplying services to the community, such as Southern California Edison, Las Virgenes Municipal Water District, Southern California Gas Company, and Pacific Bell, all have aggressive emergency response plans in the event of a disaster. For planning purposes, the worst-case scenario provided by major utilities emphasizes a 72 hour recovery period for services.

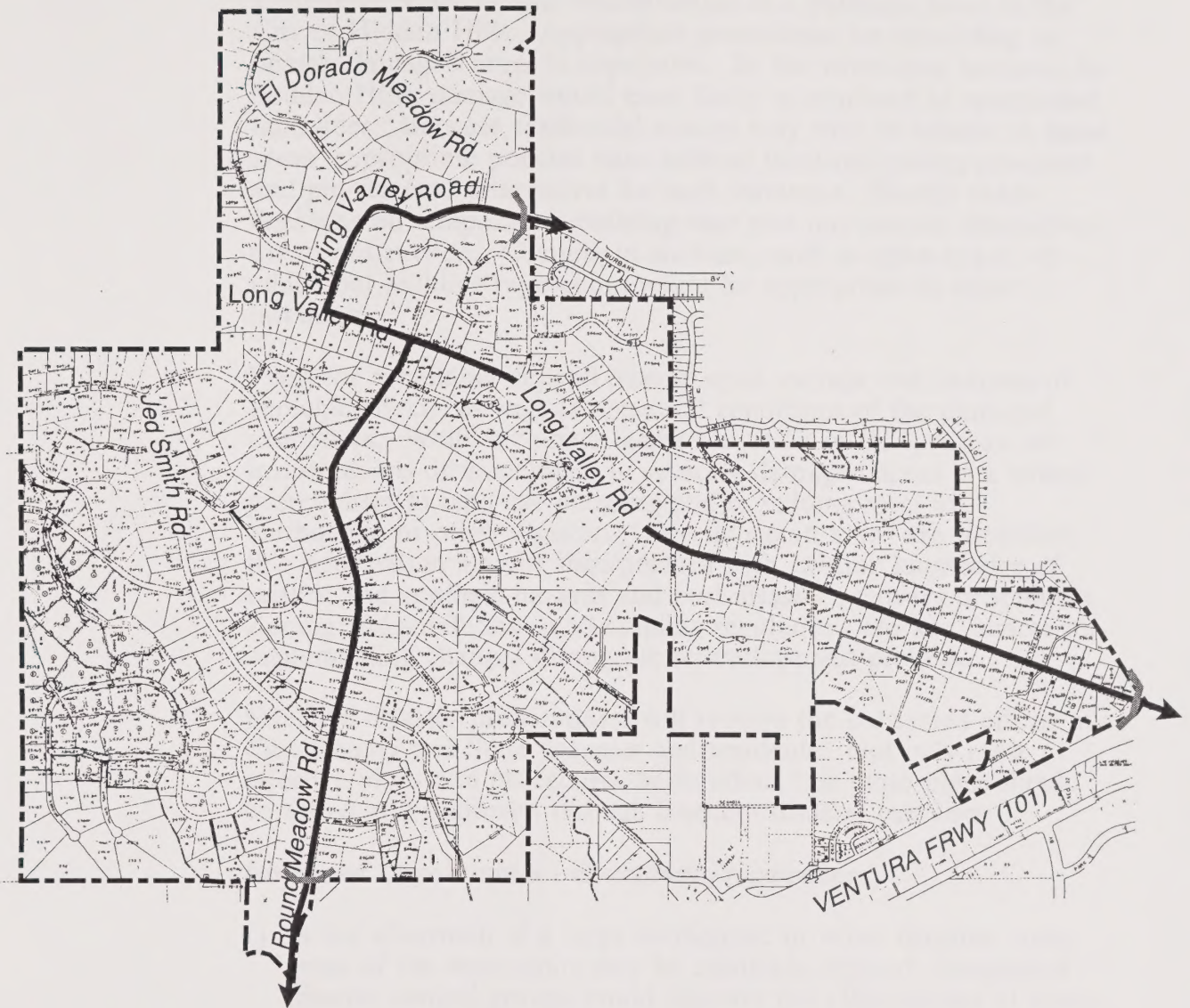
In a worst-case scenario in which earthquake-induced ground failure occurs within the City, either from fault rupture on a nearby fault or from landslides within the jurisdiction, peak load water supply could be reduced. Underground natural gas distribution lines, although composed of flexible polyvinyl plastic, could pose an additional fire hazard if displacements are large enough. Combined with the relative isolation of some segments of the community, these worst case scenarios underline the importance of alternative sources of water for fire fighting or other strategies to reduce fire spread in the event of extensive rupture or failure of the ground surface.

The most important observation related to the hazards discussed in this report, is the potential problem of lack of accessibility that exists in the City. In the event of a strong earthquake, small slides and slumps will block many of the private roads bordered by steep cut banks. This road blockage would have impact on emergency response capability, such as fire suppression at individual residences or the potential isolated fires which could be caused by malfunction of the electrical or gas utility systems. The expedient evacuation of injured residents could also be a problem, especially in the most isolated areas of the community. One shall not anticipate having helicopter evacuation access for several days after a regional disaster.

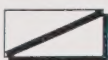
Several mountainous areas in California with similar problems have

turned toward developing and training self-help neighborhood groups. Individuals in the community are screened for specialized skills useful for self-reliance in an emergency, such as short-term medical care, utility damage assessment and repair, or knowledge of heavy equipment or fire suppression capability. Emergency provisions and supplies are inventoried and stockpiled, as well as necessary equipment for light rescue capability and radio communication. Chain of command is a key component of such groups. Residents are called upon to make rollcalls of neighbors and channel information back to central neighborhood commands. Some communities have designed these emergency groups around existing entities. The City of Hidden Hills is well suited for this type of organized approach, because although these activities might take place following a major disaster, a significant number of lives can be saved by preparedness and efficient trained response.

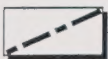
The inaccessibility problem has been referred to frequently in the fire and emergency response sections because of the impact on fire fighting and rescue functions. Primary transportation routes must also be planned in conjunction with designated neighborhood relief areas for those whose homes may be damaged. The three access and evacuation routes designated for the City are: Long Valley Road, Spring Valley Road, and Round Meadow Road. Figure SA-2 shows the Emergency Evacuation Routes for Hidden Hills. A plan to identify and mitigate potential earthquake-induced road blockages from landsliding or fallen structures will be included in the Emergency Preparedness Plan. Road maintenance priorities and road clearance activities would have priority along the primary evacuation routes.



Gate



Evacuation Routes



City Limits



north

0

1,600 feet

Figure SA-2
Emergency Evacuation



Figure 24-2

Emergency Evacuation

Source:
FEMA

24-2

24-2

Long-term recovery and reconstruction is a potential issue in the City of Hidden Hills. Appropriate procedures for rebuilding in heavily damaged areas is imperative. In the worst-case scenario for Hidden Hills, damage would most likely be confined to reactivated landslides. Because residential owners may wish to rebuild in these areas, appropriate policies must address decision making-processes and pre-selected alternatives for such instances. Hastily made decisions on temporary rebuilding may rule out certain alternatives for reconstruction. Changes in land-use, such as open space, or additional building regulations might be appropriate in some instances.

Plans for rebuilding depend heavily upon surveys and analyses of geologic effects, as well as structural conditions of the damaged residences. While air photo teams can assist in this process, site investigations of moderately to severely damaged areas is a critical prerequisite to land use planning and rebuilding after an earthquake or other disaster. Once damaged areas are identified, this information may be incorporated with existing knowledge of seismic and geologic hazards and post-disaster recovery procedures. Zoning and subdivision and building regulations are key devices for implementing changes during the redevelopment process.

Effective disaster preparedness will require the concerted efforts of City, County and State agencies and residents. Not only must effective plans and procedures be in effect, but those plans should be tested and improved through frequent disaster exercises.

Issues and Opportunities - Emergency Preparedness

- 1) In the aftermath of a large earthquake or other disaster, some areas of the community may be relatively isolated. Designated disaster control groups would improve the effectiveness of short-term emergency response.
- 2) Primary transportation routes and disaster response routes are an integral part of a local emergency response plan.
- 3) Appropriate land use and building regulations alternatives provide the greatest degree of flexibility during the reconstruction and rebuilding in the aftermath of a disaster.
- 4) Existing emergency response plans involving various governmental agencies and private entities should be periodically reviewed to account for new information on seismic or geologic hazards within the community.

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. The next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the relationships between the factors. The third step is to identify the consequences of the problem. This involves identifying the effects of the problem and determining the impact of the problem. The fourth step is to identify the solutions to the problem. This involves identifying the options available and determining the best solution. The fifth step is to implement the solution. This involves putting the solution into practice and monitoring the results. The sixth step is to evaluate the solution. This involves assessing the effectiveness of the solution and determining the need for further action.

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3. The third step in the process of identifying a problem is to identify the consequences of the problem. This involves identifying the effects of the problem and determining the impact of the problem. The fourth step is to identify the solutions to the problem. This involves identifying the options available and determining the best solution. The fifth step is to implement the solution. This involves putting the solution into practice and monitoring the results. The sixth step is to evaluate the solution. This involves assessing the effectiveness of the solution and determining the need for further action.

4. The fourth step in the process of identifying a problem is to identify the solutions to the problem.

This involves identifying the options available and determining the best solution. The fifth step is to implement the solution. This involves putting the solution into practice and monitoring the results. The sixth step is to evaluate the solution. This involves assessing the effectiveness of the solution and determining the need for further action.

5. The fifth step in the process of identifying a problem is to implement the solution. This involves putting the solution into practice and monitoring the results. The sixth step is to evaluate the solution. This involves assessing the effectiveness of the solution and determining the need for further action.

6. The sixth step in the process of identifying a problem is to evaluate the solution. This involves assessing the effectiveness of the solution and determining the need for further action.

7. The seventh step in the process of identifying a problem is to determine the need for further action. This involves assessing the effectiveness of the solution and determining the need for further action.

- 5) The General Plan update process provides the City an ideal opportunity to prepare its own comprehensive Emergency Preparedness Plan.

GOALS AND POLICIES

The following goals were developed as part of the General Plan Update, and policies provide the framework for reducing the social and economic disruptions caused by the effects of natural hazards.

- GOAL 1:** Protect life and property from geologic and seismic hazards in the City.
- Policy 1.1:** Require that all new buildings in Hidden Hills comply to the current building standards.
- Policy 1.2:** Protect areas of potential slope instability from future residential developments.
- Policy 1.3:** Require a "slope stability assessment" to be conducted prior to taking action on future single family residential subdivisions which are located in areas of potential slope instability.
- GOAL 2:** Protect natural resources, life, and property from fire hazards in the City.
- Policy 2.1:** In all areas, maintain around and adjacent to all structures a cleared firebreak for a distance not less than 100 feet.
- Policy 2.2:** Permit future residential development only within areas of minimal slope.
- Policy 2.3:** Require minimum road standards in all new subdivisions in order that fire equipment will have access to all properties and that there is a safe means for people to evacuate fire areas. This shall include private drives over 100 feet in length.
- Policy 2.4:** Fire hydrants must be within 600 road feet of a given building site.
- Policy 2.5:** Establish and enforce minimum standards of fire protection for new developments.
- Policy 2.6:** Conduct a study on the adequacy of the City's water system for fire protection.

2) The following information is provided for the year ended 31/12/2019:

STATE AND FINANCIAL

The following information is provided for the year ended 31/12/2019:

1) The following information is provided for the year ended 31/12/2019:

2) The following information is provided for the year ended 31/12/2019:

3) The following information is provided for the year ended 31/12/2019:

4) The following information is provided for the year ended 31/12/2019:

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9) The following information is provided for the year ended 31/12/2019:

10) The following information is provided for the year ended 31/12/2019:

11) The following information is provided for the year ended 31/12/2019:

Noise Element

City of Hidden Hills
GENERAL PLAN



NOISE ELEMENT

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THEORY

CHAPTER 1

- 1.1.1. The first part of the chapter is devoted to the study of the properties of the function $f(x)$ defined on the interval $[a, b]$.
- 1.1.2. In the second part, we consider the case where the function $f(x)$ is continuous on the interval $[a, b]$.
- 1.1.3. The third part of the chapter is devoted to the study of the properties of the function $f(x)$ defined on the interval $[a, b]$.
- 1.1.4. In the fourth part, we consider the case where the function $f(x)$ is continuous on the interval $[a, b]$.
- 1.1.5. The fifth part of the chapter is devoted to the study of the properties of the function $f(x)$ defined on the interval $[a, b]$.
- 1.1.6. In the sixth part, we consider the case where the function $f(x)$ is continuous on the interval $[a, b]$.

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NOISE ELEMENT

INTRODUCTION

The Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Hidden Hills residents will be protected from excessive noise intrusion.

The Noise Element follows the revised State guidelines in the State Government Code Section 65302(f) and Section 46050.1 of the Health and Safety Code. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information will become a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

Purpose of the Element

The purpose of the Noise Element is to outline methods to reduce and control noise, in order to maintain and enhance Hidden Hills as a quiet residential community. Although the primary emphasis is on transportation noise, this element will also consider noise generated from non-transportation sources, including construction and various domestic origins.

This element embodies three major considerations:

- To provide a guide for the development of the Land Use Element by determining noise compatible land uses.
- To identify noise problems and noise sources in the community.
- To mitigate, regulate and propose alternatives to noise problems within the City.

Relationship to Other Elements

The Noise Element is closely related to the Infrastructure, Land Use and Housing Elements. The primary noise sources in the City are roadway corridors, with noise levels varying depending on the

number of vehicles in operation. Roadway location and classification, as defined by the Infrastructure Element, will determine the intensity and location of noise in the City. Inseparable from circulation considerations are the locations and types of land uses throughout the City. The location of circulation routes in relation to different land uses is a major determining factor of noise exposure. The high quality residential environment that the Housing Element seeks to maintain could be significantly impacted by noise, requiring close coordination between these elements.

INVENTORY OF CURRENT AND FORECAST CONDITIONS

This section of the Noise Element contains a detailed description of the current and projected noise environment within Hidden Hills. This description of the noise environment is based on an identification of noise sources and noise sensitive land uses, a community noise measurement survey and noise contour maps.

To define noise exposure, the major sources of noise in the community must be identified. The sources of noise in Hidden Hills include: roadways, aircraft overflights, and stationary equipment. To completely assess the noise environment in the City, noise sensitive receptors must also be identified. As mandated by the State, noise sensitive receptors include, but are not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use area deemed noise sensitive by the local jurisdiction.

Based upon the identification of the major noise sources and the location of sensitive receptors, a noise measurement survey was conducted. The function of the survey is threefold. The first is to determine the existing noise levels at noise sensitive land uses. The second function is to provide empirical data for the correlation and calibration of the computer modeled noise environment. A third important aspect of the survey is to obtain an accurate description of the ambient noise levels in various areas throughout the City.

Noise contours for all of the major noise sources in Hidden Hills were developed based upon current and future traffic conditions. These contours were determined from the traffic levels for these sources. The contours are expressed in terms of the day-night noise level (Ldn). The existing conditions scenario is derived from traffic levels and environmental conditions. The future conditions scenario is based upon future traffic levels.

Sources of Noise

The most common sources of noise in urban areas are transportation related noise sources. These include automobiles, trucks, motorcycles, and aircraft. Motor vehicle noise is of concern because it is characterized by a high number of individual events which often create a sustained noise level and because of its proximity to areas sensitive to noise exposure. Aircraft operations, though less frequent, may generate high noise levels that can be disruptive to human activity.

The City of Hidden Hills has a very quiet environment with very few sources of noise. Noise sources in Hidden Hills fall into four basic categories. These are: the 101 Freeway, minor arterial and collector roadways; aircraft overflights; and stationary sources. Each of these sources and their impacts on the noise environment of Hidden Hills are summarized in the following paragraphs.

Numerous other noises related to human and animal activity can disrupt the quietness of an area. Stationary noise sources in Hidden Hills include pool equipment, air conditioners, music, leaf blowers, tennis courts, paddle tennis courts and various other types of private recreational and athletic facilities. Noise generated by these facilities, e.g., bouncing balls, tennis ball machines and motor noises, have a more pronounced effect on the audible atmosphere in a city like Hidden Hills with a low ambient noise environment. Another source of nuisance noise in the community stems from the outdoor keeping of animals, such as dogs and horses. Such activities can usually be controlled through municipal noise standards.

Noise Sensitive Receptors

As an entirely residential community, all of Hidden Hills can be considered noise sensitive. The public elementary school located in the southwest corner of the City is a sensitive receptor.

Community Noise Measurement Survey

A community survey measured the existing noise levels in the City of Hidden Hills. Surveyors selected measurement sites in order to determine noise impacts on residential areas. The following measurements define the overall noise environment in the City.

The most common source of water is surface water, which is collected from rivers, lakes, and streams. This water is then treated to remove any harmful substances and is then distributed to homes. Another source of water is groundwater, which is collected from wells. This water is also treated before being distributed to homes. The quality of water is monitored regularly to ensure it is safe to drink.

The City of Chicago has a long history of providing clean water to its residents. In 1889, the city established the Chicago Board of Health, which was responsible for overseeing the city's water supply. Over the years, the city has invested in a variety of water treatment technologies to improve the quality of its water.

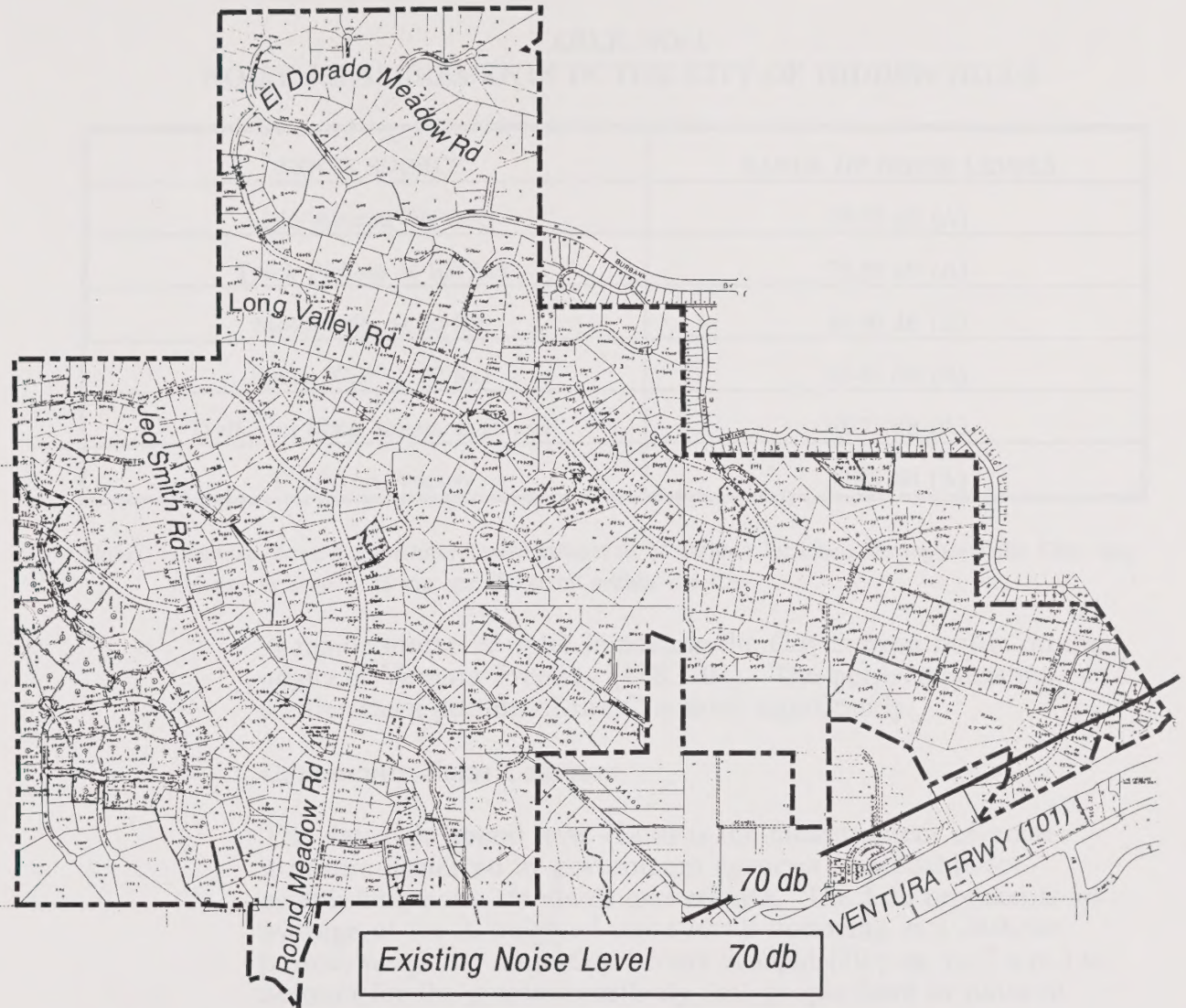
Today, the city's water is treated at the Wastewater Treatment Plant, which is one of the largest and most advanced water treatment plants in the world. The plant uses a variety of technologies, including filtration, disinfection, and chemical treatment, to ensure the water is safe to drink. The city also has a number of other water treatment facilities, including the Lake Michigan Water Treatment Plant and the DuSable Water Treatment Plant.

Water Quality Monitoring

The city's water quality is monitored on a regular basis by the Chicago Department of Public Health. The department uses a variety of methods, including sampling and testing, to ensure the water is safe to drink.

Water Conservation

The city encourages residents to conserve water by using water-saving devices, such as low-flow toilets and showerheads. The city also has a number of other water conservation programs, including the Water Conservation Program and the Water Conservation Program.



Projected Noise Level

Projected noise levels will depend on the height of a future noise barrier wall. The height of this wall has not been determined; noise levels at various height options are as follows:

w/ 10' barrier wall	66 db
w/ 12' barrier wall	64 db
w/ 14' barrier wall	63 db

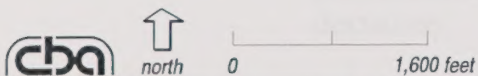
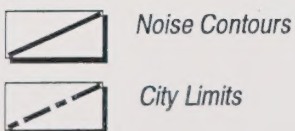


Figure NO-1
Existing and Projected Noise Contours



Figure 10-1
Existing and Proposed Water Control

TABLE NO-1
NOISE MEASUREMENTS IN THE CITY OF HIDDEN HILLS

NOISE SOURCE	RANGE OF NOISE LEVELS
Light Aircraft Fly Over	50-75 dB (A)
Trash Pick-up at 100 feet	75-95 dB (A)
Motorcycles at 50 feet	65-90 dB (A)
Sports Cars at 50 feet	65-85 dB (A)
Traffic on Main Streets at 50 feet	65-75 dB (A)
Traffic on Freeway	80-85 dB (A)

Note: Because these noise sources were measured at various locations throughout the City, they are not indicative of any specific point within the City.

A major source of noise impacting the City is from traffic on the adjacent Ventura Freeway (U.S. 101). The noise impacts the southeastern portion of the City most significantly.

Community Noise Contours

The day-night sound level (Ldn) is the measurement of noise exposure preferred by government agencies responsible for establishing noise standards and criteria. The Ldn represents an average of the A-weighted noise levels occurring in a 24-hour period, weighting noise that occurs at night (10 p.m. to 7 a.m.) to account for the greater sensitivity that people have to noise at night.

The noise environment for Hidden Hills can be described using noise contours developed for the major noise sources in the City. The Ventura Freeway is the only major noise source impacting Hidden Hills. Locally generated traffic is not great enough to cause potentially adverse noise conditions or require the preparation of noise contours. The freeway noise contours are presented in Figure NO-1. Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation. The contours shown on the map are the 55 Ldn noise level. The noise contours presented should be used as guide for land use planning. The 55 Ldn contour defines the Noise Referral Zone. This is the noise level for which noise considerations should be included when making land use policy decisions.

TABLE 1
 SUMMARY OF THE DATA FOR THE STUDY

Variable	Mean	Standard Deviation	Minimum	Maximum
Age	35.2	12.5	20	55
Gender	50% Male			
Education	12.5	1.5	10	15
Income	\$35,000	\$15,000	\$10,000	\$60,000
Marital Status	60% Married			
Occupation	Various			

The data were collected from a national survey of 1,000 households. The survey was conducted by a professional research firm and the results are presented in Table 1.

The data were analyzed using a series of statistical tests. The first test was a t-test to compare the means of the two groups. The second test was a chi-square test to compare the proportions of the two groups.

3. Results and Discussion

The first result of the analysis was that the mean age of the sample was 35.2 years. This is slightly higher than the mean age of the general population, which is 34.5 years. The second result was that the mean income of the sample was \$35,000. This is slightly higher than the mean income of the general population, which is \$32,000.

The third result of the analysis was that the mean education level of the sample was 12.5 years. This is slightly higher than the mean education level of the general population, which is 12.2 years. The fourth result of the analysis was that the mean marital status of the sample was 60% married. This is slightly higher than the mean marital status of the general population, which is 58% married.

The contours presented in this report are a graphic representation of the noise environment. Topography and intervening buildings or barriers have a very complex effect on the propagation of noise. To present a worst case estimate, the topographic effect is not included in these contours.

SUMMARY OF FINDINGS

The sound levels in Hidden Hills are generally low, indicative of the rural environment. The predominate sources of noise in Hidden Hills, as in most other communities, come from mobile noise sources including motor vehicles. The major vehicular noise source to the City is the Ventura Freeway. Minor arterial roadways adjacent to the City and collector roadways within the City expose portions of the City to traffic noise levels. General aviation aircraft operations from Burbank and Los Angeles Airports also contribute to the noise environment. The noise impact due to aircraft are considered minimal but do result in occasional single event disturbance. Other sources of noise within the City are from non-transportation sources including mechanical equipment or construction noise. The primary source of equipment noise is from pool pumps/filters, air conditioners, music and leaf blowers. The noise environment in Hidden Hills is typical of a rural setting, except at locations directly affected by these transportation and non-transportation noise sources. In most locations around the City, noise is limited to the sounds of nature.

Noise affects all types of land uses and activities, although some are more sensitive to high noise levels than others. Land uses identified as noise sensitive include residences of all types, hospitals, rest homes, convalescent hospitals, places of worship and schools. As an almost entirely residential community, all of Hidden Hills can be considered noise sensitive.

The sources of noise in Hidden Hills can be divided into two basic categories: transportation sources and non-transportation sources. A local government has little direct control of transportation noise at the source. State and Federal agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels. The most effective method the City has to mitigate transportation noise is through noise barriers and building design controls and through reducing the level of traffic or speeds wherever possible.

The most effective method to limit noise from non-transportation noise sources is through application of a Community Noise Ordinance.

ISSUES SUMMARY

The following issues have been identified as part of the General Plan Update and will be addressed in the Noise Element goals and policies.

Transportation Noise Control - The noise environment in Hidden Hills is indicative of a quiet residential environment without any significant noise sources. Within and adjacent to the City of Hidden Hills are some transportation related noise sources including the 101 Freeway (adjacent to the City), Valley Circle Boulevard, collector roadways within the City, and occasional aircraft overflights. These sources are contributors of noise in Hidden Hills. Strategies to reduce their influence on the community noise environment are part of the Noise Element.

Noise and Land Use Planning Integration - Information relative to the existing and forecast noise environment within Hidden Hills should be integrated into future land use planning decisions. The Element presents the noise environment in order that the City may include noise considerations in development programs. The control of the noise in the commercial area is important to the overall noise environment in the City.

The Ventura Freeway (State Route 101) represents the primary transportation noise source in Hidden Hills, exposing properties near the freeway to noise levels in excess of 65 dB(A) Leq. The California Department of Transportation (Caltrans) has established a sound wall program to address noise/land use compatibility concerns throughout the State. Caltrans' program provides for a 14- to 16-foot sound wall to be constructed along Route 101 adjacent to Hidden Hills, with completion scheduled for 1995. The wall will extend westward from Long Valley Road. Although at one time Caltrans considered extending the wall farther east, to begin at just west of the Valley Circle Drive interchange, Caltrans determined that ambient noise levels at nearby residences in Hidden Hills were below Caltrans' 67 dB(A) Leq standard for noise mitigation. Also, the extended wall would obstruct adjacent commercial uses, contrary to Caltrans policy.

Community Noise Control for Non-Transportation Noise Sources - Residential land uses and areas identified as noise sensitive must be protected from excessive noise from non-transportation sources including mechanical equipment and construction. These impacts are most effectively controlled through the application of a City Noise Ordinance.

GOALS AND POLICIES

The following goals and policies were prepared to ensure noise abatement in Hidden Hills.

- GOAL 1:** The City will consider planning guidelines which include noise control for the interior and exterior living spaces of all new residential developments within noise impacted areas.
- Policy 1.1:** The City will adopt guidelines which consider noise as an important factor in planning future residential developments.
- GOAL 2:** The City will enforce planning guidelines which buffer existing residences from noise associated with new commercial development.
- Policy 2.1:** Developers of new commercial uses shall be required to install noise attenuation devices adjacent to existing residential homesites and such commercial uses shall be subject to operating controls which help prevent excessive or unauthorized noise events.
- GOAL 3:** The City will implement a review process concerning its policies and regulations affecting noise.
- Policy 3.1:** A review of ongoing policies and ordinances will be developed every five years or as new technological developments warrant.

The following table shows the impact of various factors on the environment. It is divided into two main sections: the first section deals with the impact of human activities, and the second section deals with the impact of natural factors.

The first section, titled 'Human Impact', lists the following factors: deforestation, urbanization, industrialization, and agriculture. Each factor is followed by a brief description of its impact on the environment. For example, deforestation is described as the removal of trees, which leads to soil erosion and loss of biodiversity.

The second section, titled 'Natural Impact', lists the following factors: climate change, natural disasters, and pollution. Each factor is followed by a brief description of its impact on the environment. For example, climate change is described as the long-term change in the Earth's climate, which is caused by the increase in greenhouse gases.

The third section, titled 'Human and Natural Impact', lists the following factors: deforestation, urbanization, industrialization, agriculture, climate change, natural disasters, and pollution. Each factor is followed by a brief description of its impact on the environment. This section combines the factors from the first two sections and provides a more comprehensive overview of the impact of human and natural factors on the environment.

The fourth section, titled 'Human and Natural Impact on the Environment', lists the following factors: deforestation, urbanization, industrialization, agriculture, climate change, natural disasters, and pollution. Each factor is followed by a brief description of its impact on the environment. This section provides a detailed overview of the impact of human and natural factors on the environment, and it includes a table that summarizes the impact of each factor.

The fifth section, titled 'Human and Natural Impact on the Environment', lists the following factors: deforestation, urbanization, industrialization, agriculture, climate change, natural disasters, and pollution. Each factor is followed by a brief description of its impact on the environment. This section provides a detailed overview of the impact of human and natural factors on the environment, and it includes a table that summarizes the impact of each factor.

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The following table shows the number of persons arrested in 1961-1962.

Table 1. The number of persons arrested in 1961-1962, by sex and age group.

Table 2. The number of persons arrested in 1961-1962, by sex and age group.

Table 3. The number of persons arrested in 1961-1962, by sex and age group.

Table 4. The number of persons arrested in 1961-1962, by sex and age group.

Table 5. The number of persons arrested in 1961-1962, by sex and age group.

Table 6. The number of persons arrested in 1961-1962, by sex and age group.

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Table 11. The number of persons arrested in 1961-1962, by sex and age group.

Table 12. The number of persons arrested in 1961-1962, by sex and age group.

Table 13. The number of persons arrested in 1961-1962, by sex and age group.

Table 14. The number of persons arrested in 1961-1962, by sex and age group.

Table 15. The number of persons arrested in 1961-1962, by sex and age group.

Table 16. The number of persons arrested in 1961-1962, by sex and age group.

Housing Element

City of Hidden Hills
GENERAL PLAN



HOUSING ELEMENT
HIDDEN HILLS GENERAL PLAN

DECEMBER, 1991

Prepared for:

**City of Hidden Hills
24549 Long Valley Road
Hidden Hills, California 91302
(818) 888-9281**

Prepared by:

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GENERAL INSTRUCTIONS

FOR THE USE OF THE JURY

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I. INTRODUCTION

This Housing Element is an update of the Housing Element adopted as a part of the comprehensive General Plan Revision in 1983. As such, it evaluates and updates information, goals, and policies contained in the adopted element and suggests changes and additions where appropriate.

However, Hidden Hills is not typical of other municipalities in the region or state, and this affects its ability to assist in the attainment of the state's housing goals. Hidden Hills was originally developed in the late 1940s and 1950s as a private, large-lot, equestrian subdivision. The city is located in the rolling foothills of the Santa Monica Mountains, right on the border of Los Angeles and Ventura Counties. A Homeowners' Association was established to maintain the private roads and horse trails and to ensure that the restrictive covenants designed to maintain the rural character of the area were enforced. The city incorporated in 1961.

The city boundaries have remained almost exactly contiguous with those of the Hidden Hills Community Association (HHCA). It is a small city with 575 homes and an estimated population of 1890. A total of 76 additional houses could be built on the remaining vacant building sites in the community. All streets and trails within the residential area are maintained by the HHCA. Other services are provided by the city.

During the past two decades, the Los Angeles region has grown phenomenally, and the communities along the Ventura Freeway have shared in this growth. Hidden Hills is no longer located in an area of ranches and small rural communities. However, the city continues to maintain its rural character and equestrian orientation, largely as a result of the restrictive covenants enforced by the HHCA.

II. ASSESSMENT OF HOUSING NEEDS, RESOURCES, AND CONSTRAINTS

Information from the 1990 U.S. Census is not yet available, so the data contained in this section largely relies on the 1980 census as the basis for estimates of current conditions. However, in 1980, Hidden Hills was not large enough to constitute a separate census tract. The data which are available suppress some information (for confidentiality reasons) or include portions of unincorporated Los Angeles County located outside the city in the community of Calabassas. This may distort some of the data on household characteristics, employment, and income.

A. Existing Needs

This section addresses the housing needs of current Hidden Hills residents, based on the definitions of housing needs contained in state law. Table 1 contains the available information on population and household characteristics since 1970. Hidden Hills is still predominantly a community of families with children, although the average household size has decreased over the years and the median age has increased.

The first chapter is an attempt to give a general account of the history of the study of the human mind. It begins with a brief survey of the history of psychology, from the ancient Greeks to the present day. It then discusses the various schools of thought that have influenced the development of psychology, such as behaviorism, psychoanalysis, and humanism. Finally, it outlines the current state of the field and the challenges it faces.

The second chapter is a survey of the major areas of research in psychology. It begins with a discussion of the history of psychology, from the ancient Greeks to the present day. It then discusses the various schools of thought that have influenced the development of psychology, such as behaviorism, psychoanalysis, and humanism. Finally, it outlines the current state of the field and the challenges it faces.

The third chapter is a survey of the major areas of research in psychology. It begins with a discussion of the history of psychology, from the ancient Greeks to the present day. It then discusses the various schools of thought that have influenced the development of psychology, such as behaviorism, psychoanalysis, and humanism. Finally, it outlines the current state of the field and the challenges it faces.

The fourth chapter is a survey of the major areas of research in psychology. It begins with a discussion of the history of psychology, from the ancient Greeks to the present day. It then discusses the various schools of thought that have influenced the development of psychology, such as behaviorism, psychoanalysis, and humanism. Finally, it outlines the current state of the field and the challenges it faces.

2. THE HISTORY OF PSYCHOLOGY

The history of psychology is a long and complex one. It begins with the ancient Greeks, who were the first to study the human mind. They believed that the mind was a part of the body, and that it could be studied in the same way as the body. This view of the mind was called "materialism". It was not until the 19th century that the mind was recognized as a separate entity, and the study of psychology began to take shape.

3. THE SCIENCE OF THE MIND

The science of the mind is a branch of psychology that deals with the study of the human mind. It is a relatively new field, and it is still in the process of developing. The science of the mind is concerned with the study of the mind's structure and function, and with the ways in which the mind interacts with the body and the environment.

TABLE 1

POPULATION AND HOUSEHOLD CHARACTERISTICS

	1970	1980	1990
Population	1,529	1,760	1,890
White	1,519	1,634	1,755*
Black	4	19	20*
Other	6	107	115*
Asian	--	22	24*
Native	--	1	1*
Hispanic	--	84	90*
Age			
Under 19	42.9%	34.7%	n/a
Over 65	2.4%	2.8%	n/a
Households	369	469	575
Average Size	4.14	3.62	3.29
Overcrowding	0	0	0
Income			
Median	\$19,313	\$50,000+	n/a
% Very Low	12.0	10.2	10.2*
% Low	31.0	5.5	5.5*
% Moderate	18.0	15.8	15.8*
% Upper	39.0	68.5	68.5*
White	--	452	554*
Black	--	4	5*
Other	--	13	16*
Asian	--	6	7*
Native	--	--	0*
Hispanic	--	7	9*

Sources: 1970 Census; 1980 Census; 1990 Census; California Department of Finance, Population Research Bureau; Southern California Association of Governments.

* Estimate based on 1980 census data.

TABLE 1

POPULATION AND ECONOMIC CHARACTERISTICS

1980	1985	1990	1995
Population	1,020	1,020	1,020
Male	510	510	510
Female	510	510	510
Age			
0-14	100	100	100
15-64	400	400	400
65+	520	520	520
Ethnicity			
White	800	800	800
Black	100	100	100
Hispanic	100	100	100
Other	20	20	20
Education			
Less than high school	100	100	100
High school	400	400	400
Some college	300	300	300
College or more	220	220	220
Income			
Less than \$10,000	100	100	100
\$10,000-\$20,000	200	200	200
\$20,000-\$30,000	200	200	200
\$30,000-\$40,000	200	200	200
\$40,000-\$50,000	100	100	100
\$50,000+	20	20	20
Unemployment			
Male	10%	10%	10%
Female	10%	10%	10%
Overall	10%	10%	10%

Source: U.S. Census Bureau, 1990 Census of Population and Housing, Census of the United States and Puerto Rico, 1990, Summary File 1, Table P80-001A.

Notes: Data are for the year 1990.

Income: Most residents of Hidden Hills have incomes which are classified as "moderate" or "upper" incomes by state and federal definitions. Despite this, in 1988, the Southern California Association of Governments (SCAG) estimated that there were 48 lower-income households living in the city, 31 of which were paying more than 30 percent of their income for housing. A household which is paying more than 30 percent of its income for housing is considered to be "overpaying" and more likely to be skimping on other essentials, such as food or health care. This is particularly the case for renters (and 3 of the overpaying households identified by SCAG are renters) who do not have the option of selling their homes and finding a more affordable location.

There are a number of possible explanations for these anomalous statistics. It is likely that a large number of the "low income" households in Hidden Hills have wealth other than income (for example, real estate or securities) with which to pay for housing and other living expenses. Retired residents have no "income" in many cases but may have investments which pay regular dividends. Likewise, divorced women may not consider alimony "income" and may not report it as such. In both cases, these households would appear to be overpaying for housing and in need of assistance, but that is not the case. Finally, the live-in help employed by some Hidden Hills households could be considered lower income households.

Employment: The only employment opportunities in the City of Hidden Hills are as city or HHCA employees, as employees of the realty office or the nursery located adjacent to the southeastern corner of the city, as personal service workers (maids, gardeners, babysitters, cooks, etc.) for the residents, or as free-lance people who work out of their homes. There is also short-term employment for construction workers building new homes or remodeling existing homes for new owners. The 1984 Industrial-Commercial Employment project reported 55 jobs in Hidden Hills. No significant change has occurred since then nor is significant change expected over the next five years, because the city does not have any other commercially zoned land which could produce employment opportunities. The 1980 census indicated that the labor force in Hidden Hills was 721 people.

Housing Stock: As was indicated above, the City of Hidden Hills covers virtually the same area as the Hidden Hills Community Association. As a result, development in the city is limited to single family homes on lots of over one acre, as required by the covenants, conditions, and restrictions (CC&Rs) administered by the HHCA. There are 575 homes in the city out of a total possible 651 building sites. Approximately 4.2 percent (24 homes) are vacant at any one time, according to the 1989 Federal Home Loan Bank Board vacancy survey of the area. Table 2 summarizes the available information on the housing in the city.

The HHCA also administers architectural design and maintenance standards which are a part of the restrictive covenants which apply to each property. As a result of an active enforcement campaign, there are no homes in need of repair or rehabilitation in the city.

TABLE 2
HOUSING STOCK CHARACTERISTICS

	1970	1980	1990
Housing Units	374	486	575
Single family	374	486	575
Multi-family	0	0	0
Tenure			
Owner-occupied	370	445	543
Renter-occupied	4	17	7
Vacant	5	23	25
Cost			
Median value	\$50,000+	200,000+	n/a
Median rent	n/a	500+	n/a
Vacancy rate	1.3%	4.9%	4.2%
Needing repair	0	0	0

Sources: 1970 & 1980 US Census, Hidden Hills Homeowners Corporation, Federal Home Loan Bank Board Postal Vacancy Survey, 1990.

TABLE 2

Estimated 1970-1971 Income Tax Returns

1970	1971	1972	1973
177	180	174	170
178	180	174	170
179	180	174	170
180	180	174	170
181	180	174	170
182	180	174	170
183	180	174	170
184	180	174	170
185	180	174	170
186	180	174	170
187	180	174	170
188	180	174	170
189	180	174	170
190	180	174	170
191	180	174	170
192	180	174	170
193	180	174	170
194	180	174	170
195	180	174	170
196	180	174	170
197	180	174	170
198	180	174	170
199	180	174	170
200	180	174	170

Source: U.S. Department of the Treasury, Bureau of Economic Analysis, "Estimated 1970-1971 Income Tax Returns," p. 1.

B. Special Housing Needs

Special housing needs are those associated with relatively unusual household characteristics which result in a need for a special type of housing or assistance--such as handicapped accessibility, or seasonal housing for farmworkers or students. The following section discusses the categories of special housing needs identified by Section 65583(A)(6) of the Government Code of the State of California. Because Hidden Hills is a small community (fewer than 2,000 residents), detailed data from the 1990 census is not yet available. However, estimates have been made based on 1980 census characteristics and experience of surrounding jurisdictions.

Although the 1980 Census indicated a significant number of "large families" (those with 5 or more members), there are no overcrowded households in the city. Most of the houses in the city are larger single family homes which can accommodate larger households.

The most recent information on home sales in the city (from the California Market Data Cooperative) showed 20 sales from March 1989 through August 1990. The sales prices ranged from \$469,500 to \$2,600,000, with a median of \$1,000,000 and an average of \$1,062,980. The HHCA believes there are 10 to 12 rented homes in the area. Information was available for nine leased homes. The rents ranged from \$2,500 to \$5,500 per month, with an average of \$3,833 and a median of \$3,250.

Handicapped: In 1980, 58 residents (or 3.3 percent of the total population) of Hidden Hills reported a public transit or work disability. If the same proportion holds in 1990, approximately 62 residents can be expected to be handicapped. However, the census includes all disabilities, and not all of these handicaps will require special or modified housing, for example, emphysema or emotional disorders or blindness.

Since all of the homes in Hidden Hills are single-family homes, the handicapped-accessibility requirements of the state building code do not apply to them. However, the majority of the households in Hidden Hills can afford to pay for special modifications to their homes to accommodate disability and will need no public assistance.

Elderly: In 1980, 2.9 percent of the population (50 people) were over 65 years of age, and 4.3 percent of the households (21 households) had elderly heads (all of these were homeowners). If these percentages hold in 1990, that would translate to 55 people and 25 household heads. The elderly are generally considered a special needs group because of the high correlation between age and disability, and because retired people may not have the disposable income to maintain their houses as well as they could when they were younger and employed full-time.

As was explained above, it is unlikely that the elderly households in Hidden Hills will need housing assistance. While they may have lower annual incomes, they are likely to have other sources of wealth that permit them to maintain their homes and make whatever modifications may be needed to accommodate disability. In any case, there are no houses in need of rehabilitation or repair in the city.

Large Families and Overcrowding: A "large family" is one with more than five members, according to state and federal housing program definitions. These households may have trouble finding appropriate housing because the standard tract house or apartment has only two bedrooms. In 1980, there were 145 households with five or more members and 5 of these were renters. This represented 31.4 percent of the households in the city. If these proportions hold true in 1990, there would be 180 large households in the city, and 6 would be renters.

All of the homes in Hidden Hills are custom homes, and most are larger homes which can readily accommodate larger families. The fact that there are no overcrowded households in the city is reflective of this fact.

Farmworkers: The 1980 census showed 13 residents involved in farming, forestry, or fishing occupations living in Hidden Hills. However, this classification includes other industries and jobs than farmworkers. There is a landscape nursery located immediately adjacent to the city, whose employees would be included in this category. However, these people are full-time employees and do not need seasonal housing. The remaining vacant land around Hidden Hills is rapidly developing, and there are no farms in the vicinity. The city has no need for special housing for farmworkers.

Families with Female Heads: Families with female heads are more likely to need housing assistance because the average woman's salary is less than 60 percent of that of the average man. Female-headed households are likely to be divorced women with children or widows who may also have the additional problems associated with old age. In 1980 in Hidden Hills, 43 households had female heads. Of these, 23 had children under 18 and 10 were single-person households. Seven of the female-headed households with children under 18 years of age reported annual incomes below the poverty level. If these proportions are still accurate, then there are 51 female-headed households in Hidden Hills in 1990, and 8 of these have incomes below the poverty level.

However, as was discussed above, the statistics on household income are likely to be misleading. The residents of Hidden Hills are likely to have other resources with which to pay for housing and other necessities of life.

Families and Persons in Need of Emergency Shelter: One of the most tragic facts of the 1980s has been the record increase in homelessness in California. In response, the state adopted an additional requirement for the housing element that each jurisdiction consider the causes of homelessness and their applicability to the population of that jurisdiction.

The causes of homelessness are many and complex. Some of the homeless are mentally or physically disabled to the extent that they cannot function in society, and the care programs are not available to help them. Some are illegal immigrants pushed out of their countries by war, political upheaval, or economic collapse. Some are women or children forced out of their homes by physical or sexual abuse. Some are simply out of work and unable to afford housing. Since 1980, housing costs in southern California have risen at roughly double the rate of incomes.

Hidden Hills is a gated residential community which limits access to residents, their guests, and employees. There are no businesses or social service agencies in the city which serve people in need of emergency assistance. As a result, the only type of emergency shelter need likely to occur in Hidden Hills would be that associated with domestic disputes--when one or more family members is forced or chooses to leave home because of a disagreement or threat of abuse. There is no information from local service providers or experts which indicates how many Hidden Hills households have used or might need such services. Given the characteristics of Hidden Hills households, most would have resources to draw on in such an emergency. For those who do not, there are emergency shelters which serve the west San Fernando Valley, including Haven Hills shelter for battered women and children in Canoga Park, the Children's Bureau in Van Nuys for abused children and battered women with children, and Shiloh shelter for Jewish battered women and children in North Hollywood. All offer counselling and other services as well as shelter.

C. Opportunities for Energy Conservation

The city enforces all provisions of state and federal law relating to energy conservation. The 1990 edition of the Uniform Building Code includes requirements for insulation and energy efficiency which will serve to reduce energy usage in new or remodelled housing. Few households have elected to use solar energy for heating or cooling, perhaps because the hills in the city have resulted in parcelization patterns that are responsive to the topography not to solar access. In addition, the mature trees in the city provide shade but limit solar access. Finally, installation of solar panels would require approval of the architectural committee of the HHCA to ensure compliance with design standards.

D. Projected Needs

Hidden Hills has grown by 89 households (130 people) since 1980. If this growth rate continues, then the city can be expected to add 105 households over the next decade. The Southern California Association of Governments (SCAG) estimated that the city would need to add 46 units over the 1989- 1994 period to accommodate the demand generated by growth in the region. In order to address the state goal of each jurisdiction accepting a fair share of all economic groups, SCAG estimates that the 46 housing units should be in the following affordability ranges:

very low income:	3 units
low income:	5 units
moderate income:	4 units
upper income:	34 units

Although Hidden Hills can accommodate 46 additional households, the city will have difficulty meeting the affordability goal due to the constraints discussed in the following sections.

E. Resources Available to Meet Identified Needs

Land Suitable for Residential Development: Currently within the city there are 76 platted but undeveloped lots which could potentially be built out within the time frame of this element. Most of these lots are subject to the HHCA covenants which specify a minimum lot size of 1 acre and limit each building site to a single home. Therefore, 76 additional homes could be built in the city as the market demands. In addition, there is another 10-acre parcel (known as the Ashley property) which is partially within the city limits. A local developer has expressed an interest in annexing the entire parcel to the city. Annexation to the HHCA would be required in order to take access to the property on existing HHCA roads. This would result in six or seven additional lots, for a total of approximately 82 potential additional homes--or an increase of 14 percent over current housing unit counts. This represents all of the vacant residentially-zoned land in the city. All of these lots can be served by existing water, sewer, street and storm drainage systems which are sized for the pattern of low-density single-family development which prevails in the city. Information from the California Market Data Cooperative indicates that the average price of an acre of land in the city is \$425,000.

Because most of the vacant land is covered by the restrictive covenants of the HHCA, these parcels must be used for single-family homes on one-acre lots. Multi-family housing cannot be constructed and mobile homes will not meet the minimum square footage requirements of the CC&Rs. Manufactured housing is not prohibited and could meet the minimum square footage and design conditions of the HHCA. It appears that some emergency shelter uses could be compatible with the city's single-family zoning, but support social services would not be permitted or available within the city.

There is limited potential for redevelopment in the City of Hidden Hills. Although there has been extensive remodelling and in some cases replacement of the older homes in the city in recent years, there has not been and cannot be any increase in density as a result. The CC&Rs enforced by the HHCA restrict lot size to a minimum of one acre and limit each lot to one house. However, guest houses or servants' quarters are permitted, and servants' quarters could increase the housing supply of the city. These units would not be generally available but would be tied to employment.

There is limited potential to annex land to the city which would be suitable for affordable residential development. Land to the east, and north of the city is in the territory of other municipalities. Land to the west is in Ventura County and not eligible for annexation. The only unincorporated territory lies to the south of the city adjacent to the Ventura Freeway. Any development which wishes to take access over HHCA streets is required to annex to the HHCA and comply with its CC&Rs. This is the case with the Ashley property which is partially within the city and partially in unincorporated Los Angeles County. Most of the steeply sloped areas are zoned for residential use and would take access over HHCA streets. The remaining land in this unincorporated area south of the city which is not steeply sloped is zoned by Los Angeles County and at least partially developed with commercial or industrial uses (including a wholesale nursery, a cemetery, specialized retail stores, and light industrial uses). While it is possible that

housing could be developed in this area, special insulation would be needed to bring interior noise levels down to the standard set by federal and state law. In addition, the area is impacted by the air pollution resulting from heavy traffic on the Ventura Freeway. Access is limited and there is no public transit service to the area. In general, the area is more suitable for commercial and industrial development than for housing. Given the freeway visibility and access and surrounding uses, commercial or light industrial uses are most likely to occur on this remaining vacant land. The cost of land in this area reflects the expected higher value commercial uses. A portion of this land has been annexed to the City of Hidden Hills. The City of Calabassas has expressed interest in annexing most of the remainder.

Other Housing Assistance Resources: Since the City of Hidden Hills is limited in its ability to encourage the construction of a range of housing types by the CC&Rs which apply to virtually all of the land in the city, an effort was made to identify programs which might assist households to afford the housing which is available in the city. The city itself has very limited resources available. It is a small city with a limited revenue base (\$776,200 in 1990/91). Therefore, the focus was on state and federal programs which might be available to residents of Hidden Hills.

The City of Hidden Hills does not participate in the Community Development Block Grant program because it does not have the lower income households or neighborhoods which qualify for the program.

No Redevelopment Agency housing set aside funds are available since the Hidden Hills Redevelopment Agency (HHRA) has been dissolved and the housing funds received through 1990 have been transferred to Los Angeles County to fund its housing programs. The agency was dissolved on December 17, 1990. The final payment of tax increment funds to the HHRA was received in September 1991. Once the housing funds have been transferred to Los Angeles County and the account closed, the dissolution of the HHRA will be complete.

The Section 8 Rental Assistance Payments Program is available to eligible lower income households throughout the region--including Hidden Hills households. This program makes up the difference between 25 percent of an eligible household's income and the cost of an adequate unit. There are limits on the amount of subsidy or total rent which is eligible for subsidy, and these limits are lower than the standard rent for a house in Hidden Hills (\$855 versus \$3,250). It is therefore not possible for a household in Hidden Hills to use this program and continue to live in the city.

A similar problem exists for state and federal home ownership assistance programs. (California Homeownership Assistance Program, mortgage revenue bond programs, etc.) The cost of a home in Hidden Hills (which averaged \$1,062,980 in 1989/90) is much higher than the maximum house price under these programs (generally set at three times the median income for the region, or \$116,700 in 1989/90).

Hidden Hills provides a very specialized type of housing (large lots in an equestrian community) for which there is a strong demand in the region (as evidenced by the continued market for new and existing units in the city), but which is not affordable to lower income households.

F. Governmental Constraints

The City of Hidden Hills has essentially the same boundaries as the Hidden Hills Community Association. There is only one single family home, two commercial businesses, and Round Meadow Elementary School which are in the city but not HHCA. All of the streets and trails in the city are private and are maintained by the HHCA. The staff of the city consists of the City Clerk, a secretary, and a part-time bookkeeper. The city contracts with a private firm for planning, engineering, building permit processing, and inspections. The HHCA has its own staff.

The city's zoning ordinance enumerates five zones in the city (see Figure 2):

R1 :	Single-family Residential (minimum 20,000 square feet lot size)
RA-S :	Residential Agricultural Suburban (minimum 1 acre lot size)
RA-S-2 :	Residential Agricultural Suburban (minimum 2 acre lot size)
C-R :	Restricted Commercial zone
C-U :	Community Use zone

One home zoned R1 and two businesses zoned CR are outside the HHCA. They are fully developed and unlikely to redevelop in the next five years. The remainder of the city is subject to the CC&Rs which contain more limitations on what is developed than the zoning does, as can be seen from the discussion in the next section. The city's zoning does not constrain housing development because relaxing city zoning standards or increasing density would not affect what can be developed. The CC&Rs control this.

The city does not believe that increasing densities is necessary in order to permit the development of housing for lower income households. Existing zoning permits the inclusion of servants quarters in all residential zones. These living quarters are generally occupied by households with incomes which qualify as low or very low income under state standards. However, to the extent that increased densities are necessary to meet regional housing needs, the existence of the CC&Rs disables the city from achieving higher densities.

Processing times for city permits do not represent a significant constraint on development. Subdivisions are approved within the statutory time limits, and building permits are promptly granted once completed plans are submitted and reviewed. The city has adopted the 1988 editions (with 1990 amendments) of the Uniform Building Code, Mechanical Code, Plumbing Code, and Electrical Code. (The city adopts the most recent versions of the codes as adopted by the County of Los Angeles.) Some of the provisions of these codes which relate to energy conservation and earthquake safety may contribute to the higher cost of housing in the city, but

Under the terms of the agreement, the parties have agreed to the following:

ARTICLE I

The parties have agreed to the following:

Section 1.1. The parties have agreed to the following:

1.1.1	The parties have agreed to the following:
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the long term health and safety of California's residents is considered more important than the possible reduction in housing costs.

The fees charged by the city are not a significant constraint, as can be seen by the continued construction of new homes in the city. The city's fees are not unreasonably or unusually high in comparison with surrounding jurisdictions, as shown in Table 3. Only the fees for zone changes and subdivisions are above average. Hidden Hills subdivision review includes the site plan as well as lot configuration review, which increases the cost. Zone changes also involve site specific review, which is not common in other jurisdictions. In compliance with state law, the city has set its fees to cover only the cost of processing permit applications. The city lacks the resources to subsidize housing, by setting permit fees lower than those required to recoup the city's expenses, or by any other means. Subdivision fees are justified in part by hillside development and other unique characteristics of the city.

In addition to processing fees, subdivisions in the City may be required to dedicate 0.00465 acres of land for each lot in a subdivision or pay an "in-lieu" fee (based on the fair market value of the land dedication) for parkland to the City, in accordance with the Quimby Act. The City's adopted standard is 5 acres of land per 1,000 residents, but 1-1/2 acres is school play area. The 3.5 acres per 1,000 standard is the same as that used by nearby cities (Agoura Hills, Thousand Oaks) and does not represent a significant constraint for development.

Site improvement standards set by the City of Hidden Hills are minimal in order to maintain the rural character of the area. (Street lighting is limited, and there are no sidewalks, for example.) The restrictive covenants enforced by HHCA include detailed landscaping and fencing standards which may increase housing cost.

G. Non-Governmental Constraints

There are a number of factors which are beyond the control of the city government of Hidden Hills which constrain the ability of the city to meet the statewide goal of providing a range of housing types affordable to all economic segments of the regional community. This section explains these constraints.

The natural features of the land which makes up the city constitute a significant constraint to development. As can be seen from the map of the city in Figure 3, the land is very hilly. The steep slopes make small lot development impractical, and multi-family development would require extensive grading. The soils on the hillsides are prone to slide, especially when the vegetation is removed. The flatter valley areas are subject to periodic flooding unless storm drains are installed, and, in fact, during the summer of 1991, a storm drain will be installed in Long Valley Drive. In short, the land is most appropriately used for low density development which limits disturbance of the hillsides.

TABLE 3
PLANNING REVIEW FEES

Type of Application	Westlake Village	Simi Valley	Thousand Oaks	Agoura Hills	Los Angeles City	Los Angeles County	Hidden Hills
Zone Change/ Reclassification	\$1,426	\$1,287	\$600	\$725	\$1,547	\$3,235	\$7,711
Variance	\$1,081	\$1,432	\$50 - SFR \$350 all others	\$1,160	\$2,355 w/o hearing \$3,183 w/ hearing	\$2,285	\$2,333 major \$480 minor
Conditional Use Permit/Special Use Permit	\$1,081	\$1,872	\$500 + \$100/acre over 5 acres	\$720 residential	\$2,241	\$2,285	\$5,105
Precise Plan/ Specific Plan	\$1,081 + \$5/acre	\$4,975 + \$5/unit	\$750 + \$5/unit	\$930	\$892	\$2,640	\$480
Rehearing or Appeal	No fee	\$761	1/2 of original fee	\$345 to PC \$320 to CC	50% of filing fee or \$65 if aggrieved party	No fee	\$300
Subdivision/ Tentative Tract	\$1,850 + \$60/lots 1-25; + \$30/lots 26-50; + \$12/lots 51 +	\$1,658 + \$5/lot	\$750 + \$5/lot	\$1,560	\$1,838 + \$62/unit (\$4,026 max) for condos; + \$31/lot or \$156/acre, whichever is greater, for residential lots + 2% service fee	\$2,510 (lots 1-10); + \$6/lot 11-25; + \$30/lot 26-50; + \$12/lot 51 +	\$9,598 + \$347/lot

The most important non-governmental constraint on the number and type of housing units developed in Hidden Hills is the covenants, conditions, and restrictions (CC&Rs) which are recorded and apply to virtually all of the city. The CC&Rs were in existence and enforced prior to the incorporation of the city. They define and protect the unique character of the city. The restrictive covenants enforced by the Hidden Hills Community Association provide that:

1. The minimum building site size shall be one acre;
2. There can only be one residence per building site. Guest houses and servants quarters are permitted with some restrictions;
3. The minimum dwelling unit size is 1350 square feet for a one-story house, 2,800 square feet for a split level or two story house, depending on the CC&Rs applicable to the property;
4. The Architectural Committee must approve the siting, design, exterior treatments, and any alterations to existing features for all residential buildings in Hidden Hills;
5. Office, commercial, and industrial activity is prohibited.

As a result, the development in Hidden Hills is low-density and semi-rural in character and compatible with the constraints imposed by the hilly terrain. This lifestyle is very attractive to the residents of the city, and there is no interest among HHCA members in changing the CC&Rs which make it possible.

The HHCA owns and maintains the private streets, trails, and entrance gates in the city. Any development wishing to use the streets must have the permission of the HHCA. As a result, new development annexes to the HHCA as it occurs.

The annual HHCA assessment may also represent a constraint for low and moderate income households, especially those living on fixed incomes (for example, retirees). The assessment fees are set annually, based on the estimated expenses of the HHCA for the next year. Currently, the assessment is set at 40 cents per hundred dollars of assessed valuation, as set by the Los Angeles County Assessor in the March 1 role. The average-cost home (\$1,062,980) would have an assessment of \$4,252 this year.

In addition to these special constraints, the non-governmental constraints which apply to all housing development in the Los Angeles region also apply to Hidden Hills--that is, the cost and availability of financing, the cost of land and the cost of construction. As was described above, the cost of an acre of vacant land in the city averages \$425,000. Any redevelopment which occurs involves purchasing an existing home and replacing it. (There can be no increase in density due to the CC&Rs in force in the HHCA.) The average market price of an existing home was \$1,062,980 in 1989/90.

The first important environmental condition in the model was the level of the environment in 1980. This is the baseline condition, and the model was run with the environment in 1980 as the baseline. The model was run with the environment in 1980 as the baseline. The model was run with the environment in 1980 as the baseline. The model was run with the environment in 1980 as the baseline.

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Single-family residential construction costs in the Los Angeles region range between \$50 and \$100 or even \$150 per square foot depending on the type of home and grade of materials used. (There can be cost savings from ordering in bulk for a large subdivision of tract homes, and the cost of finish details such as carpeting, cabinets, fixtures, etc. varies widely.) For custom homes such as those in Hidden Hills, the costs are at the upper end of the scale.

Financing for residential construction varies depending on regional and national market forces, and is not subject to influence by the city. In December 1990, interest rates in the Los Angeles region were 9.75 percent for real estate loans. Loans for land purchase and development have become more difficult to obtain as a result of the savings and loan crisis. Because a high percentage of real estate investments is considered an indicator of potential problems, banks and savings and loans are making fewer loans to developers in order to balance their portfolios.

III. GOALS, POLICIES, AND OBJECTIVES

In compliance with state law, but recognizing the unique character of the community and constraints imposed by the restrictive covenants enforced by the HHCA, the City of Hidden Hills has adopted the following goals and objectives for the 1990 to 1995 housing program. They are the same goals which have served the city so well over the past five years.

Meet the housing needs of the community while preserving the rural character of Hidden Hills.

The city recognizes that it is located in a region which is expected to continue to grow over the next decade, and Hidden Hills will also experience growth. Development in the city will continue to be encouraged, as long as it is compatible with the character of the community and consistent with the constraints imposed by the topography and existing infrastructure of the city.

Ensure adequate maintenance of all residential structures.

Existing housing in the city is in good condition and meets the needs of approximately 575 households. This resource will continue to be protected through an active code enforcement program.

Continue to encourage housing opportunities for all residents, regardless of race, sex, religion, national ancestry, color, or disability.

The city is aware that discrimination could limit the housing opportunities of families who would otherwise choose to live in Hidden Hills. The city will continue to support state and federal fair housing laws against discrimination and post information on these laws and how to enforce them in a prominent place.

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IV. PUBLIC PARTICIPATION

During the development of this revision of the housing element, information and ideas were solicited from the staff and officials of the City of Hidden Hills and the Hidden Hills Community Association, realtors and developers in the area, as well as SCAG and Los Angeles County. The draft document will be sent to neighboring cities, Los Angeles and Ventura Counties, and regional housing agencies, as well as SCAG and the California Department of Housing and Community Development (HCD) for review. Because this is a revision of an adopted element, HCD has 45 calendar days to complete a statutory review of this draft for substantial compliance with state law. Agencies and the public will be given the same review period.

When the review period has been completed, public hearings will be held before the Planning Commission and City Council to review and adopt the element, with appropriate revisions.

V. HOUSING PROGRAM

A. Evaluation of Existing Programs

The housing program adopted by the City of Hidden Hills in 1983 reflected the unique character of the community and the constraints imposed by its small size and the operation of the restrictive covenants associated with inclusion in the Hidden Hills Community Association (HHCA). There were three components to the 1983 housing program. Each is described and evaluated below.

Housing Construction

The city set as a goal the construction of 30 additional units of low density single-family housing for residents of the Los Angeles region desiring the rural equestrian environment which Hidden Hills provides. Between 1983 and 1990, 96 homes were built in the city--over three times the city's goal for the period.

Housing Preservation

The city set as a goal the enforcement of housing codes and maintenance covenants so that no housing would fall into disrepair. This goal has been accomplished. The housing stock of the city remains in good condition.

There is no subsidized housing in the City of Hidden Hills. As a result, there is none likely to lose its subsidized status which the city must consider in this planning effort.

During the past year, a new chapter in the history of the American Medical Association has been written. The Association has been able to bring about a new era of cooperation and understanding between the medical profession and the public. This has been accomplished through the efforts of the Association's public relations department, which has been working to educate the public on the importance of the medical profession and the role of the physician in society. The Association has also been able to bring about a new era of cooperation and understanding between the medical profession and the government. This has been accomplished through the efforts of the Association's legislative department, which has been working to educate the government on the importance of the medical profession and the role of the physician in society.

It is the hope of the Association that this new era of cooperation and understanding will continue to grow and flourish in the years to come. The Association is committed to the highest standards of medical practice and to the well-being of the patient. It is also committed to the highest standards of ethical conduct and to the highest standards of professional behavior.

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION

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The Journal of the American Medical Association is a weekly publication that provides the medical profession with the latest news and information. It is a must-read for all medical professionals, as it contains the most up-to-date information on the latest medical research, the latest medical technology, and the latest medical practice. The Journal is also a valuable resource for the public, as it provides information on the latest medical research, the latest medical technology, and the latest medical practice.

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Fair Housing

The city set as a goal continued support of equal access to housing opportunity in the city. This goal has been accomplished. The population of the city is diverse in race, ethnicity, and age.

B. 1991-1995 Housing Program

The Hidden Hills housing program for the next five years will be essentially the same as it has been for the past five years. All of the programs identified in the 1983 element will be continued. Major changes are not possible due to the constraints discussed above. However, in the course of preparation of this element, four programs were identified which the city can implement to assist in the provision of housing in the region if not directly in the city. These programs are described below. The entire Hidden Hills housing program is summarized in Table 4, which also provides information on time frames for implementation and the agency/individual responsible for implementation.

Housing Development

In order to meet this goal, the city will continue to encourage the continued development of homes on the remaining vacant land in the city. This will result in at least the 46 new houses identified as desirable to accommodate regional growth by SCAG, and could produce up to 76 new homes.

In addition, the city will consider annexation of additional land which can be developed consistent with the services and infrastructure available from the city and HHCA. Although the opportunity for annexation is limited since unincorporated land adjacent to the city is limited, there is the potential for annexation of the Landis property which would produce six or seven additional building sites. If the Landis property is annexed to the city, access will be provided over streets owned by the HHCA, and the HHCA will require the CC&Rs to be applied to the property before granting access. The site will therefore not be available for development of affordable housing.

While these programs will meet the regional need for low-density single-family housing in a rural equestrian setting, they will not meet the needs of current residents who are paying more than 30 percent of their income for housing and they will not provide a range of housing types including multi-family and mobile homes for residents to choose from. However, as the discussion of governmental and non-governmental constraints documents, the city does not have the financial resources or the control over land development to be able to meet these needs. Programs to address low and moderate income need are described below.

The first of these is the fact that the system is designed to be flexible and adaptable to changing circumstances. This is achieved by the use of a modular design, which allows the system to be configured in a variety of ways to suit the needs of the user.

2.1.1.1. The system is designed to be flexible and adaptable to changing circumstances.

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TABLE 4

1991-1995 HOUSING PROGRAM

Program	Agency Responsible	Quantified Objective	Implementation Time Frame
1. New Construction	developers with review by city planning and building staff	46 houses	1990-94
2. Maintenance and Rehabilitation	homeowners with review and enforcement by HHCA and city planning and building staff	0 homes in need of repair	ongoing
3. Fair Housing	private sector with information available from city staff and elected officials	no discrimination	ongoing
4. CDBG Agreement	City Council	agreement signed	December 1991
5. Rent Assistance Agreement	City Council	agreement signed	December 1991
6. Zoning Review: Guest Houses and Servants' Quarters	Staff, city attorney, planning commission, City Council	ordinance revision (eight servants/ guest units added)	1992
7. HHCA Assessment Fee Reduction for Lower Income Households	HHCA with assistance from staff and City Council	reduced fees for lower income households (up to 28 households)	1994

TABLE 2

1991-1992 FISHING PROGRAM

Project	Project Description	Project Location	Project Status
1. New Fishing Boat	Construction of a new fishing boat for the village of...	...	Completed
2. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
3. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
4. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
5. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
6. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
7. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
8. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
9. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed
10. Fishing Boat	Construction of a fishing boat for the village of...	...	Completed

Maintenance and Conservation

In order to meet this goal, city staff will continue to enforce all applicable housing codes and will cooperate with the HHCA in the enforcement of restrictive covenants which relate to maintenance of the housing in the city. As a result, the city expects that it will continue to have no problems with home maintenance and that no units will need major repair or replacement.

Fair Housing

In order to meet this goal, the city will continue to post information on fair housing laws in a prominent place (In the past, this has been the community center.) so that all residents and developers are aware of the law and the resources available to people who suspect that they have been discriminated against. In addition, the city will undertake periodic outreach to the community in the form of a mailing of a flier or brochure on fair housing rights and responsibilities. This outreach will be coordinated with HHCA. As a result, the city expects that it will have no problems with fair housing law violations, as has been the case since 1983.

Community Development Block Grant (CDBG)

The city does not participate in the CDBG program because it does not have households or areas which qualify for the program. The funds that it would receive are returned to the state CDBG program, not kept in the region. The City of Hidden Hills will sign a cooperation agreement with the Community Development Department of the County of Los Angeles so that the CDBG funds to which the city is entitled will be made available to other cooperating cities in the Urban County CDBG program. Other cities in the area do not face the constraints which Hidden Hills faces and they have the lower income households eligible for CDBG assistance.

Section 8 Existing Housing Rent Assistance Program

The City of Hidden Hills will sign a cooperation agreement with the Housing Authority of Los Angeles County for participation in the Section 8 Rent Assistance program. Currently households living in Hidden Hills are not eligible to participate in the program should they need assistance. By signing a cooperation agreement, they will be able to participate in the program, although the amount of rent assistance will not allow them to continue to live in the city.

Guest Houses/Servants Quarters

Guest houses and servants quarters are permitted in all residential zones in the city, subject to some design and size restrictions. If they are considered housing units, then they are affordable housing and the City will meet its regional housing goal. If guest/servants quarters are not considered housing units, then the city cannot meet its goal because of the CC&Rs (as discussed above). Guest houses/servants quarters may have separate entrances if they are part of the primary residence. In the RA-S zone, such units may not contain a kitchen although a separate kitchen is permitted in guest houses/servants quarters in the RA-S-2 zone. Guest houses or

servants quarters with kitchens can be considered separate dwellings under state law, although the restrictive covenants enforced by the HHCA prohibit their rental or use by anyone other than servants or guests. Guest houses or servants quarters which do not have separate kitchen and bathroom facilities are not considered separate units. Since these quarters provide housing for the personal service workers employed in the city, who are generally low or moderate income, they can be said to contribute to the affordable housing supply in the city. Over the next five years, city staff will review the development standards for all residential zones to determine whether there is any reason for treating guest houses/servants quarters differently in different zones, and if not, will move to permit them to include a separate kitchen under appropriate conditions in all zones of the city. Although most existing homes will not add such units, if eight new or existing homes added guest/servants units, it would meet the need identified by SCAG for very low and low-income housing.

Senior Citizen/Low Income HHCA Assessment Exemption

The City of Hidden Hills will work with the HHCA to develop a program intended to reduce or eliminate the annual assessment fee for low and moderate income households. This program will be implemented as quickly as possible, but it may take several years to work out the details. If the 1980 census figures are correct, up to 28 households could benefit from this program. Many are undoubtedly retirees who bought their homes before real estate values in the area soared and would be happy to get some relief from this housing cost.

Appendix: Environmental Documentation



CITY OF HIDDEN HILLS

**ENVIRONMENTAL REFERENCE DOCUMENTATION,
NEGATIVE DECLARATION
AND
INITIAL STUDY**

June 1995

Prepared for:

The City of Hidden Hills
6165 Spring Valley Road
Hidden Hills, California 91302

Prepared by:

Cotton/Beland/Associates, Inc.
747 East Green Street, Suite 400
Pasadena, California 91101-2119

833.00

CITY OF BIRMINGHAM

RESOLUTION NO. 12345

AN ORDINANCE

TO

REPEAL

THE

ORDINANCE

NO. 12345
AS AMENDED
BY THE CITY COMMISSION

AND

THE CITY COMMISSION
DOES HEREBY REPEAL
THE ORDINANCE

NO.

**INITIAL ENVIRONMENTAL STUDY
FOR THE CITY OF HIDDEN HILLS, GENERAL PLAN UPDATE
HIDDEN HILLS, CALIFORNIA**

PROJECT DESCRIPTION

The Project

The following discussion is from the Introductory to the General Plan Update: "The Hidden Hills General Plan consists of an introduction and six elements which together satisfy the content requirements of State Planning Law. To eliminate overlap in subject matter and policy, the Open Space and Conservation elements have been combined into the Natural Resources Element as permitted by state law (Government Code Section 65301). The Infrastructure Element fulfills the requirements of a Circulation Element. The General Plan elements and Land Use Policy Map clearly state the community's goals and policies for the long term development of the City." The Housing Element is not included in this update, or is considered part of this project.

Project Objectives

The objectives of the General Plan are found in the Plan's Introduction, page 5.

Surrounding Land Uses

See General Plan Land Use Element Figure 1, LU-5.

Relationship to Land Use Plans

See General Plan Introduction pages 1 to 4 and Land Use Element, pages LO-1 to LU-4.

POTENTIAL ENVIRONMENTAL IMPACTS

The environmental assessment checklist and discussion on the following pages examine the impact associated with proposed General Plan update. The assessment indicates that the proposed project, will not have significant adverse effects on the environment. A Negative Declaration will be adopted for the project.

General

In order to define the scope of investigation for this environmental documentation, the City of Hidden Hills contacted public agencies and interested parties regarding the Project and potential environmental consequences.

This documentation is intended to provide information to public agencies and to the general public regarding the potential environmental impacts related to implementation of the Hidden Hills General Plan. Under the provisions of CEQA, the purpose of environmental review is, "to identify the significant effects of a project on the environment, to identify alternatives to the project and to indicate the manner in which significant impacts can be mitigated or avoided." This is an informational document for use by decision makers, public agencies, and the general public. It is not a policy document which sets forth city policy about the desirability of any potential alternatives discussed.

CEQA requires the decision maker to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable" (Section 15093).

Environmental Documentation and the Development Process

The City will use the environmental information contained in the General Plan in assessing impacts of proposed land use policy.

This document can be used with subsequent EIRs and Negative Declarations to provide the basis for an Initial Study for determining whether the later activity will have any significant effects; to be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives; and to focus a subsequent project to permit discussion solely on new effects which had not been considered before. This document does not preclude the City from requiring project-level EIR's for specific future development projects even if those projects are consistent with the General Plan.

Availability of Reports

The General Plan and this document is available for public inspection and copying at the City of Hidden Hills, 6165 Spring Valley Road, Hidden Hills, CA, 91302. All comments on this material should be directed to Tim D'Zmura at the above address.

Copies are available to the public for review and check-out or on payment of reasonable charges for reproduction. Documents may be reviewed during regular business hours.

Initial Assessment Worksheet

A. Subjective

1. Chief Complaint: The patient reports

2. History of Present Illness: The patient reports

3. Past Medical History: The patient reports

4. Family History: The patient reports

5. Social History: The patient reports

6. Review of Systems: The patient reports

7. Physical Examination: The patient reports

8. Diagnostic Tests: The patient reports

9. Medication History: The patient reports

10. Allergies: The patient reports

11. Patient Education: The patient reports

B. Objective

1. General: The patient appears

2. Vital Signs: The patient's vital signs are

3. Physical Examination: The patient's physical examination is

4. Diagnostic Tests: The patient's diagnostic tests are

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. <i>The destruction, covering, or modification of any unique geologic or physical features?</i>	_____	_____	___X___
e. <i>Any substantial increase in wind or water erosion of soils, either on or off site?</i>	_____	_____	___X___
f. <i>Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?</i>	_____	_____	___X___
g. <i>Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?</i>	_____	_____	___X___
 2. <i>Air. Will the proposal result in:</i>			
a. <i>Substantial air emissions or deterioration of ambient air quality?</i>	_____	_____	___X___
b. <i>The creation of objectionable odors?</i>	_____	_____	___X___
c. <i>Alteration of air movement, moisture, or temperature, or any change in climate, whether locally or regionally?</i>	_____	_____	___X___
 3. <i>Water. Will the proposal result in:</i>			
a. <i>Substantial changes in currents, or the course or direction of water movements, in either marine or fresh waters?</i>	_____	_____	___X___
b. <i>Substantial changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?</i>	_____	_____	___X___
c. <i>Alterations to the course or flow of floodwaters?</i>	_____	_____	___X___
d. <i>Change in the amount of surface water in any water body?</i>	_____	_____	___X___
e. <i>Discharge into surface waters, or in any alteration of surface water quality including, but not limited to temperature, dissolved oxygen, or turbidity?</i>	_____	_____	___X___

12. 10. 11

1. The following is a list of the names of the persons who have been appointed to the various committees of the Council of the University of London. The names are given in alphabetical order of the surnames.
2. The following is a list of the names of the persons who have been appointed to the various committees of the Council of the University of London. The names are given in alphabetical order of the surnames.
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12. The following is a list of the names of the persons who have been appointed to the various committees of the Council of the University of London. The names are given in alphabetical order of the surnames.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. <i>Alteration of the direction or rate of flow of groundwaters?</i>	_____	_____	___X___
g. <i>Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?</i>	_____	_____	___X___
h. <i>Substantial reduction in the amount of water otherwise available for public water supplies?</i>	_____	_____	___X___
i. <i>Exposure of people or property to water-related hazards such as flooding or tidal waves?</i>	_____	_____	___X___
j. <i>Significant changes in the temperature, flow, or chemical content of surface thermal springs?</i>	_____	_____	___X___
 4. Plant Life. Will the proposal result in:			
a. <i>Change in the diversity of species, or number of any native species of plants (including trees, shrubs, grass, crops, and aquatic plants)?</i>	_____	_____	___X___
b. <i>Reduction of the numbers of any unique, rare, or endangered species of plants?</i>	_____	_____	___X___
c. <i>Introduction of new species of plants into an area of native vegetation, or result in a barrier to the normal replenishment of existing species?</i>	_____	_____	___X___
d. <i>Substantial reduction in acreage of any agricultural crop?</i>	_____	_____	___X___
 5. Animal Life. Will the proposal result in:			
a. <i>Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?</i>	_____	_____	___X___
b. <i>Reduction of the numbers of any unique, rare, or endangered species of animals?</i>	_____	_____	___X___
c. <i>Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?</i>	_____	_____	___X___

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- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| d. <i>Deterioration to existing fish or wildlife habitat?</i> | _____ | _____ | _____X |
| 6. <i>Noise. Will the proposal result in:</i> | | | |
| a. <i>Increases in existing noise levels?</i> | _____ | _____ | _____X |
| b. <i>Exposure of people to severe noise levels?</i> | _____ | _____ | _____X |
| 7. <i>Light and Glare. Will the proposal produce substantial new light or glare?</i> | _____ | _____ | _____X |
| 8. <i>Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?</i> | _____ | _____ | _____X |
| 9. <i>Natural Resources. Will the proposal result in:</i> | | | |
| a. <i>Substantial increase in the rate of use of any natural resources?</i> | _____ | _____ | _____X |
| b. <i>Substantial depletion of any nonrenewable natural resource?</i> | _____ | _____ | _____X |
| 10. <i>Risk of Upset. Will the proposal involve:</i> | | | |
| a. <i>A risk of an explosion or the release of hazardous substances (including but not limited to oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?</i> | _____ | _____ | _____X |
| b. <i>Possible interference with an emergency response plan or an emergency evacuation plan?</i> | _____ | _____ | _____X |
| 11. <i>Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?</i> | _____ | _____ | _____X |
| 12. <i>Housing. Will the proposal affect existing housing or create a demand for additional housing?</i> | _____ | _____ | _____X |

1. The first step is to identify the problem.

2. The second step is to define the objectives.

3. The third step is to develop a plan of action.

4. The fourth step is to implement the plan.

5. The fifth step is to monitor progress.

6. The sixth step is to evaluate results.

7. The seventh step is to report findings.

8. The eighth step is to draw conclusions.

9. The ninth step is to make recommendations.

10. The tenth step is to implement recommendations.

11. The eleventh step is to review the process.

12. The twelfth step is to improve the process.

13. The thirteenth step is to document the process.

14. The fourteenth step is to communicate the process.

15. The fifteenth step is to maintain the process.

16. The sixteenth step is to update the process.

17. The seventeenth step is to re-evaluate the process.

18. The eighteenth step is to re-implement the process.

19. The nineteenth step is to re-monitor progress.

20. The twentieth step is to re-evaluate results.

21. The twenty-first step is to re-report findings.

22. The twenty-second step is to re-draw conclusions.

23. The twenty-third step is to re-make recommendations.

24. The twenty-fourth step is to re-implement recommendations.

25. The twenty-fifth step is to re-review the process.

26. The twenty-sixth step is to re-improve the process.

Yes Maybe No

13. **Transportation/Circulation.** Will the proposal result in:

- | | | | |
|---|-------|-------|----------|
| a. Generation of substantial additional vehicular movement? | _____ | _____ | <u>X</u> |
| b. Effects on existing parking facilities, or demand for new parking? | _____ | _____ | <u>X</u> |
| c. Substantial impact upon existing transportation systems? | _____ | _____ | <u>X</u> |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | _____ | _____ | <u>X</u> |
| e. Alterations to waterborne, rail, or air traffic? | _____ | _____ | <u>X</u> |
| f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? | _____ | _____ | <u>X</u> |

14. **Public Services.** Will the proposal have substantial effect upon, or result in a need for new or altered, governmental services in any of the following areas:

- | | | | |
|---|-------|-------|----------|
| a. Fire protection? | _____ | _____ | <u>X</u> |
| b. Police protection? | _____ | _____ | <u>X</u> |
| c. Schools? | _____ | _____ | <u>X</u> |
| d. Parks or other recreational facilities? | _____ | _____ | <u>X</u> |
| e. Maintenance of public facilities, including roads? | _____ | _____ | <u>X</u> |
| f. Other governmental services? | _____ | _____ | <u>X</u> |

15. **Energy.** Will the proposal result in:

- | | | | |
|---|-------|-------|----------|
| a. Use of substantial amounts of fuel or energy? | _____ | _____ | <u>X</u> |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | _____ | _____ | <u>X</u> |

1. The first step in the process of the scientific method is to ask a question.

2. The second step is to do background research on the topic.

3. The third step is to form a hypothesis, which is an educated guess about the answer to the question.

4. The fourth step is to design an experiment to test the hypothesis.

5. The fifth step is to conduct the experiment and collect data.

6. The sixth step is to analyze the data and draw a conclusion.

7. The seventh step is to communicate the results of the experiment.

8. The eighth step is to repeat the experiment to see if the results are consistent.

9. The ninth step is to use the results to answer the original question.

10. The tenth step is to share the results with others in the field.

11. The eleventh step is to use the results to make predictions about the future.

12. The twelfth step is to use the results to develop new questions to ask.

13. The thirteenth step is to use the results to improve the scientific method.

14. The fourteenth step is to use the results to advance the field of science.

15. The fifteenth step is to use the results to benefit society.

16. The sixteenth step is to use the results to create new technologies.

Yes Maybe No

16. *Utilities.* Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

_____ X

b. Communications systems?

_____ X

c. Water?

_____ X

d. Sewer or septic tanks?

_____ X

e. Storm water drainage?

_____ X

f. Solid waste and disposal?

_____ X

17. *Human Health.* Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

_____ X

b. Exposure of people to potential health hazards?

_____ X

18. *Aesthetics.* Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

_____ X

19. *Recreation.* Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

_____ X

20. *Cultural Resources.*

a. Will the proposal result in the alteration of, or the destruction of, a prehistoric or historic archaeological site?

_____ X

b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

_____ X

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Yes Maybe No

c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? X

d. Will the proposal restrict existing religious or sacred uses within the potential impact area? X

21. **Mandatory Findings of Significance.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? X

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) X

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project's impact on two or more separate resources may be relatively small, but the effect of the total of those impacts on the environment is significant.) X

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? X

1. The first part of the paper is devoted to a general discussion of the problem.

2. In the second part we shall consider the case of a single particle.

3. The third part is devoted to the case of a system of particles.

It is well known that the problem of the motion of a particle in a potential field is one of the most important problems in classical mechanics.

In the present paper we shall consider the case of a particle moving in a potential field which is periodic in one of the coordinates.

2. General discussion of the problem

Let us consider a particle of mass m moving in a potential field $V(x, y, z)$ which is periodic in one of the coordinates, say x . We shall assume that the potential is periodic with period a , i.e. $V(x+a, y, z) = V(x, y, z)$. The motion of the particle is governed by the equations of motion

which can be written in the form of a Hamiltonian system. The Hamiltonian function is given by

where p_x, p_y, p_z are the components of the momentum. The equations of motion can be written in the form of a set of first-order differential equations.

It is well known that the motion of a particle in a periodic potential field is characterized by the presence of discrete energy levels.

ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

X

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on attached sheets have been added to the project. **A NEGATIVE DECLARATION WILL BE PREPARED.**

I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Signature

Name

Date

REVIEW OF THE PROPOSAL

The purpose of this review is to:

1. To ensure that the proposed project is in line with the objectives of the funding body and the relevant legislation and regulations.

2. To ensure that the proposed project is feasible and that the resources are sufficient to complete the project within the agreed timescale and budget.

3. To ensure that the proposed project is of high quality and that the results will be of benefit to the community.

Signature: _____

Date: _____

Page: _____

EXPLANATION OF CHECKLIST RESPONSES

1. EARTH

- a and g. No substructures or adverse geologic conditions are known to underlie the project area. The project area is the City of Hidden Hills, which is not affected by Alquist-Priolo Special Studies Zones. The project area will be a subject to a very strong groundshaking in case of a major earthquake. The severity of shaking would depend on several factors, including the location of the earthquake epicenter, the magnitude of the event, and the duration of the event. Development within the project area will incorporate existing standard seismic construction techniques into building design and construction as required by State law, which are designed to reduce potential impacts to current safety standards. This impact is considered less than significant.
- b. Development within the project area will involve standard grading and other site preparation activities. Impact on soils is considered less than significant.
- c - f. No unique topographic or geologic structures exist on the site. Potential grading activities will minimally alter surface relief and thus will not appreciably affect erosion. The site is not located near a beach or other water body with sands or banks. Thus, the proposed project does not have the potential to result in significant adverse impacts.

2. AIR QUALITY

- a. According to the SCAQMD CEQA Air Quality Handbook, Table 6.2 and Table 6.3 which summarize daily thresholds of potential significance for air quality from operation and construction of various residential, commercial, education, public, and industrial projects are small enough to fall below significance thresholds. As such, only a portion of air emissions generated at the project site will be new air pollutants added to the South Coast Air Basin. Since the proposed project falls below the SCAQMD threshold for significance, this impact is considered less than significant.
- b. Future development will be primary single-family residential and will not create objectionable odors.
- c. Future development is not anticipated to appreciably alter air movements, moisture, or temperature either locally or regionally.

1. Abstract

Abstracts of the literature are essential for the physician to keep abreast of the latest developments in his field. The purpose of this section is to provide a concise summary of the most important articles published in the English language during the past year. The abstracts are arranged alphabetically by author's name. Each abstract is preceded by the title of the article and followed by the journal in which it appeared. The abstracts are written in a concise and factual manner, without any personal interpretation or opinion. They are intended to provide a quick and accurate summary of the article for the physician's reference.

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2. The Journal

The Journal of the American Medical Association is a weekly publication that provides a comprehensive overview of the latest developments in the field of medicine. It includes a wide range of articles, including original research, clinical trials, and reviews of the literature. The Journal is published by the American Medical Association, which is a professional organization that represents the interests of physicians in the United States. The Journal is a valuable resource for physicians and other healthcare professionals who are interested in staying up-to-date on the latest medical research and practice.

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3. WATER

- a. No surface water bodies exist within this project area. Thus, the proposed project will not affect such bodies.
- b and c. Currently, the entire project is subject to development. The project will not substantially change the amount of impervious surfaces, and thus, will not change the rate and amount of surface runoff, or absorption rates. Therefore, the proposed project will have no significant impact on existing drainage and flow of flood waters.
- d and e. The site does not drain directly to any surface water body. All site runoff will continue to be collected in local and regional storm drain facilities (underground pipes and surface facilities) and will be transported with other urban runoff into the area's City and County major drainage control facilities. Per the requirements of the federal Clean Water Act, as enforced by the State Regional Water Control Quality Board, the future development will be required to comply with National Pollution Discharge Elimination System (NPDES) permitting requirements for construction runoff. These requirements will effectively mitigate any potential impacts.
- f and g. The project does not involve deep excavation, drilling, or any other activity which would affect aquifers. No direct withdrawals or additions to ground waters are associated with the project. Thus, the project will not adversely impact groundwater resources.
- h. Upon build out water will be used for general day-to-day residential use and fire prevention.
- i. The project site does not lie near the coast, it is not subject to tidal wave hazards. Thus, this impact is considered less than significant.
- j. There are no surface thermal springs on the project site. Thus, the project will not affect thermal springs.

4. PLANT LIFE

- a - d. The project area does not impact areas of native vegetation.

The study will be a cross-sectional study. The data will be collected from the respondents at the time of the survey.

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CHAPTER 2

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5. ANIMAL LIFE

- a - d.** The project does not impact habitat for any unique, rare, or endangered species of animal.

6. NOISE

- a.** During construction projects, heavy equipment will operate with the projection. Such equipment is capable of producing intermittent high noise levels. Existing City of Hidden Hills requirements that regulate construction hours are designed to reduce this impact to a less than significant level.
- b.** The project area is located adjacent to the Ventura Freeway (101) generator of high noise levels. This issue is discussed in detail in the General Plan Noise Element.

7. LIGHT AND GLARE

Existing city codes and ordinances, based on General Plan Policies are designed to protect city residents from any adverse light and glare.

8. LAND USE

See General Plan Land Use Element, no significant changes in land use are proposed by the General Plan Update.

9. NATURAL RESOURCES

- a and b.** The materials used in the construction of future development will consist of concrete, brick, wood, and similar building materials which are commonly available. Resources used for heating and cooling will include electric power and natural gas, which are also readily available. In a regional context, the incremental increase in the use of such resources is not considered significant.

1. The first part of the report deals with the background and objectives of the study.

2. Methodology

The methodology section describes the research design, data collection methods, and data analysis techniques used in the study. It includes a detailed description of the sample, the instruments used for data collection, and the statistical methods employed for data analysis.

The second part of the report presents the results of the study. It includes a detailed description of the findings, including the mean scores, standard deviations, and the results of the statistical tests.

3. Discussion and Conclusion

The discussion and conclusion section discusses the implications of the findings, the limitations of the study, and the conclusions drawn from the research. It also includes recommendations for future research.

4. References

The references section lists the sources of information used in the study, including books, journals, and electronic resources.

5. Appendix

The appendix section contains supplementary material, including the questionnaire used for data collection, the data analysis software used, and the raw data.

10. RISK OF UPSET

- a. The proposed Land Use Element of the General Plan does not involve the use, storage, or transportation of substantial amounts of hazardous materials. Some common household chemicals will be used. Only small quantities of such materials will be used and they are not expected to result in a risk of explosion or the release of hazardous substances. This impact is considered less than significant.
- b. The City has emergency evacuation routes and plans, see the Safety Element. Therefore, this impact is considered less than significant.

11. POPULATION

The buildout under the proposed project General Plan could result in a maximum population increase of 167 persons. Additional employment is too limited to induce migration into the project area from other regions. Therefore, this impact is considered less than significant.

12. HOUSING

Potential buildout could result in up to 49 additional single family homes. The project's potential for providing additional employment is too limited to create a substantial demand for additional housing in surrounding communities. Therefore, this impact is considered less than significant. Revisions to the city Housing Element are not included in this General Plan Update.

13. TRANSPORTATION/CIRCULATION

- a - f. See General Plan Circulation Element.

Due to a relatively small number of new trips generated by the proposed project and existing capacity of arterial streets in the City the project impact is considered less than significant.

14. PUBLIC SERVICES

- a- f. Buildout under the General Plan will generate additional demand for fire protection services. This impact, however, is not considered significant, as the project will be built in accordance with existing fire safety requirements which will reduce potential impacts to a less than significant level. The County Fire Department will review the project plans, and the project will be required to provide fire flow and hydrants specified by the Fire Department. See discussion of the City's water system in the Infrastructure Element.

The General Plan will not create a substantial demand for additional police services and other governmental services. Therefore, this impact is considered less than significant.

The Buildout under the General Plan will have no impact on local schools.

Buildout under the General Plan project will not have a significant effect on other governmental services since it does not provide housing nor substantial new employment.

15. ENERGY

- a and b. The City's buildout potential is for 49 additional single-family homes. They will not use substantial amounts of fuel or energy and will not require the development of new sources of energy. The level of energy consumption is not considered significant.

16. UTILITIES

- a. See Infrastructure Element. Buildout under the General Plan may require limited new utility connections. These connections will be placed underground in conformance with existing requirements of the utility providers. Since existing standard requirements will adequately reduce the project potential impact on electric and natural gas utilities, this impact is considered less than significant.
- b. The City will continue to be served by private telephone, cable, and other communications utilities. The service providers will install utility connections as needed and in accordance with existing regulations. No significant impact is anticipated.

1. The Commission will continue to monitor the situation in the region and will report to the Council on a regular basis. The Commission will also continue to work with the relevant authorities to ensure that the situation remains stable and that the needs of the population are met. The Commission will also continue to work with the relevant authorities to ensure that the situation remains stable and that the needs of the population are met.

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c and d. See the Infrastructure Element for a discussion of water and wastewater.

e. Future development will not change or substantially alter site coverage with impervious surfaces, and thus, will not measurably change the volume and rate of flow of storm runoff on the site. Since the project will not increase a demand for drainage facilities, this impact is considered less than significant.

f. See the Infrastructure Element for a discussion of solid waste.

At City buildout the proposed project will generate relatively little net additional waste and there is available landfill capacity. This impact is considered less than significant.

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17. HUMAN HEALTH

- a and b.** The General Plan will neither create health hazards or expose people to new health hazards. This impact is considered less than significant.

18. AESTHETICS

Buildout is limited to low-rise single-family residential uses and landscaping. The project's scale and mass are compatible with the scale and mass of the surrounding development. There are no scenic public views or vistas that proposed building could obstruct. Therefore, this impact is considered less than significant.

19. RECREATION

Recreation and open space is discussed in the Natural Resources Element. Buildout impact on recreation is minimal.

20. CULTURAL RESOURCES

- a - d.** There are no historic structures on the site, and no known archaeological sites in the City. The City is not used for religious or sacred uses, and no unique ethnic values will be affected by the project's development. The project, therefore, will not affect cultural resources.

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**CITY OF HIDDEN HILLS
GENERAL PLAN UPDATE**

NEGATIVE DECLARATION

Lead Agency: City of Hidden Hills

Mailing Address: 6165 Spring Valley Road
Hidden Hills, California 91302

Contact Person: Tim D'Zmura, Planning Advisor

Project Location: Corporate Boundaries of the City of Hidden Hills

Project Description:

The project considered in this Negative Declaration is an Update to the City of Hidden Hills General Plan. The General Plan Update, which accompanies this documentation, includes descriptive data and introductory material addressing the full range of environmental factors listed on the initial study checklist. Reference is made to the General Plan document throughout this Negative Declaration and Initial Study, (re: CEQA 15146 and 15166).

DETERMINATION

The City Council of the City of Hidden Hills has determined that the proposed project, will not result in significant adverse impacts to the environment. The documentation supporting this determination is contained in the Initial Study prepared for this project (see attached).

LIST OF MEMBERS
GENERAL BOARD
NEGATIVE BOARD

John Smith	City of London
James Wilson	City of London
Robert Brown	City of London
George Jones	City of London
Richard Taylor	City of London

The above named persons are the members of the General Board of the City of London, and are elected by the City of London. The names of the members of the Negative Board are also given. The names of the members of the General Board are given in the first column, and the names of the members of the Negative Board are given in the second column.

MEMBERS OF THE BOARD

The City Council of the City of London has elected the following persons to be members of the Board of the City of London. The names of the members of the Board are given in the first column, and the names of the members of the Negative Board are given in the second column.

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location: City of Hidden Hills
General Plan Update
City of Hidden Hills
County of Los Angeles

Project Description: Update to the City's General Plan Land Use, Circulation, Natural Resources, Infrastructure, Safety and Noise Elements.

Findings of Exemption: The Negative Declaration prepared for the project in June 1995 found that the project will not have any potential significant adverse impacts on plant or animal life. The site lies within a fully urbanized area and does not support nor provide habitat for any unique, rare, or endangered plant or animal species.

Certification: I hereby certify that the lead agency has made the above findings of fact and that based upon environmental analysis and hearing record the project will not individually or cumulatively have an adverse effect of wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Title: _____

Lead Agency: _____

Date: _____

NOTICE OF DETERMINATION

To: — Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 92814

From: City of Hidden Hills
6165 Spring Valley Road
Hidden Hills, CA 91302

— County Clerk
County of Los Angeles - Attn: Angel Shells
Environmental Filings
12400 E. Imperial Hwy., # 1101
Norwalk, CA 90650

Subject

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

General Plan Update

Project Title

Mr. Tim D'Zmura, Planning Advisor

(818) 888-9281

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Corporate Limits of the City of Hidden Hills

Project Location (include county)

Project Description: An update to the City's General Plan Land Use, Circulation, Natural Resources, Infrastructure, Safety and Noise Elements.

This is to advise that the City of Hidden Hills has approved the above described project on
☒ Lead Agency ☐ Responsible Agency
_____ and has made the following determinations regarding the above described project:
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [☐ was ☐ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

City of Hidden Hills, 6165 Spring Valley Road, Hidden Hills, CA 91302

Signature (Public Agency)

Date

Title

STATE OF NEW YORK

IN SENATE
January 12, 1909

REPORT
OF THE
COMMISSIONER OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
JANUARY 12, 1909

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1. The report of the Board of Land Commissioners, created by Chapter 100 of the Laws of 1907, is submitted to the Senate.
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